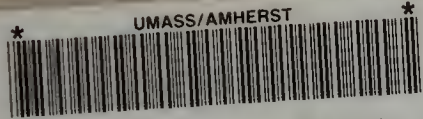


MASS. CD 12.1/2 : 990



312066 0272 9154 6

MASSACHUSETTS HOUSING FINANCE AGENCY

MASSACHUSETTS HOME MORTGAGE FINANCE AGENCY

FINANCIAL STATEMENTS

FOR THE YEAR ENDED JUNE 30, 1990

GOVERNMENT DOCUMENTS
COLLECTION

MAY 16 2000

University of Massachusetts
Depository Copy

To the Members of the Agency**Massachusetts Housing Finance Agency:**

We have audited the accompanying balance sheets of the various programs of Massachusetts Housing Finance Agency as of June 30, 1990, and the related statements of revenues, expenses, and changes in fund balances and of cash receipts and expenditures for the year then ended. These financial statements are the responsibility of the Agency's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards and government auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of

the various programs of the Massachusetts Housing Finance Agency as of June 30, 1990, their revenues, expenses, and changes in fund balances, and their cash receipts and expenditures for the year then ended in conformity with generally accepted accounting principles.

Our audit was made for the purpose of forming an opinion on the basic financial statements, taken as a whole. The Schedule of Mortgage Loans (pages 24 to 32) and the Schedule of Construction Mortgage Loans and Commitments (pages 33 to 36) as of June 30, 1990 are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information has been subjected to the auditing procedures applied in our audit of the basic financial statements and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.



Boston, Massachusetts

September 25, 1990

Financial Statements / 2
Notes to Financial Statements / 14
Schedule 1: Mortgage Loans / 24
Schedule 2: Construction Mortgage Loans and Commitments / 33
Schedule 3: Bonds Payable / 37
Schedule 4: Notes Payable / 50
Massachusetts Home Mortgage Finance Agency / 51

MASSACHUSETTS

HOUSING FINANCE AGENCY

JUNE 30, 1990

In thousands of dollars

	Working Capital Fund	Construction Lending Program	Housing Project Bond Program	FHA Insured Bond Program	Combined (a) Section 8 Assisted Bond Programs	Housing Revenue Bond Program MBIA Insured
Assets						
Mortgage loans, net (Note J)	\$ 161		\$574,761	\$47,239	\$492,545	\$143,421
Construction loans, net (Note J)	118	\$19,832	433		250	4,180
Interest and fees receivable on construction and mortgage loans, net (Note J)	3	309	1,056	388	5,106	592
Mortgagors' capital reserve fund obligation (Note G)			44,724	4,422	56,983	19,085
Mortgagors' mortgage reserve fund obligation (Note G)				594	5,430	174
Investments (Note D)	42,488	31,986	86,361	7,051	93,337	30,546
Interprogram Investments (Note D and K)					11,380	
Cash	360	89	24	13	18	252
Escrowed project funds (Note H)	133,596					340
Interest receivable on investments	189	93	1,165	168	2,241	812
Unamortized bond issuance expenses			9,843	1,549	22,911	4,050
Other receivables, net (Note J)	2,037					
Other assets (Note I)	2,273					402
Interfund accounts	1,681	346	29	(134)	(249)	
Total assets	\$182,906	\$52,655	\$718,396	\$61,290	\$689,952	\$203,854
Liabilities and Fund Balances						
Liabilities						
Bond and note indebtedness (Note K):						
Bonds payable			\$641,455	\$53,565	\$579,194	\$185,897
Interprogram bonds payable					11,380	
Construction loan notes						
Bond anticipation notes		\$ 16,430				
Accrued interest payable		116	11,619	1,022	9,814	1,142
Deferred fee income (Notes B and G)	\$ 4,410		4,962	427	6,187	559
Escrowed funds payable (Note H)	133,596					340
Accounts payable and other liabilities	3,264	13	119		4	64
Total liabilities	141,270	16,559	658,155	55,014	606,579	188,002
Commitments (Note L)						
Fund balances (Note F):						
Restricted	24,922	29,125	60,241	6,276	83,373	15,852
Unrestricted	16,714	6,971				
Total fund balances	41,636	36,096	60,241	6,276	83,373	15,852
Total liabilities and fund balances	\$182,906	\$52,655	\$718,396	\$61,290	\$689,952	\$203,854

(a) See pages 8 to 13 for the individual program financial statements.

The accompanying notes are an integral part of the financial statements.

Multi-Family Housing Bond Program MBIA Insured	Housing Revenue Bond Program FNMA Guaranteed	Multi-Family Mortgage Revenue Bond Program GNMA Guaranteed	Multi-Family Junior Revenue Bond Program	Housing Development Bond Program MBIA Insured	Residential Housing Revenue Bond Program	Multi-Family Residential Housing Revenue Bond Program	Rental Housing Revenue Bond Program	Multi-Family Residential Development Taxable (FNMA) Bond program	Multi-Family Residential Development (FNMA) Bond program	Single Family Mortgage Purchase Bond Program	Single Family Housing Revenue Bond Program	Home Improvement Revenue Bond Program	Memorandum Only Combined Totals	
													June 30, 1990	June 30, 1989
\$65,996 5,877		\$ 8,013	\$29,978	\$116,344	\$155,240 114,182	\$22,364 15,491	\$16,459	\$ 592	\$ 5,356	\$198,471	\$524,989	\$2,022	\$2,343,553 220,761	\$2,078,221 263,824
1,080	\$ 84		829 3,060	902 12,088	3,661 29,480	349	117 1,513	5	34	1,748	4,697	6	20,966 171,355	16,736 172,268
19,295	21,740	114,256	3,094	19,068	59,144	31,487	2,528	10,142	30,574	53,036	160,309	1,905	6,198 818,347	6,276 941,633
1	10	268	17	1,242		128	39			24	104		11,380 2,589	11,485 2,129
419 2,077	85	818	19	176 2,714	1,150 6,407	1,136 1,603	34 704	403 219 128	1,290 483 909	944 5,613	2,125 10,999	50 78	133,936 13,317 69,250 3,074 2,937	94,157 17,481 69,377 1,168 1,794
186 477	(232)		(11)	76 (511)	(293)	(460)			(292)	(229)	(111)	(11)		
\$95,408	\$21,687	\$123,355	\$36,986	\$152,099	\$368,971	\$72,098	\$21,394	\$11,489	\$38,354	\$259,607	\$703,112	\$4,050	\$3,817,663	\$3,676,549
\$89,969	\$20,654	\$122,518	\$33,060	\$135,875	\$321,881	\$69,755	\$19,000	\$11,000	\$36,760	\$242,641	\$675,112	\$3,070	\$3,241,406 11,380	\$3,136,267 11,485 39,215
2,967	90	885	214	895 253	10,716 525	2,484	564	593	1,628	1,661	4,167	129	16,430 50,706 17,323 133,936 7,236	51,636 13,719 94,157 3,392
638				181	1,023	61			24	597	727	521		
93,574	20,744	123,403	33,274	137,204	334,145	72,300	19,564	11,593	38,412	244,899	680,006	3,720	3,478,417	3,349,871
1,834	943	(48)	3,712	14,895	34,826	(202)	1,830	(104)	(58)	14,708	23,106	330	315,561 23,685	302,985 23,693
1,834	943	(48)	3,712	14,895	34,826	(202)	1,830	(104)	(58)	14,708	23,106	330	339,246	326,678
\$95,408	\$21,687	\$123,355	\$36,986	\$152,099	\$368,971	\$72,098	\$21,394	\$11,489	\$38,354	\$259,607	\$703,112	\$4,050	\$3,817,663	\$3,676,549

MASSACHUSETTS

HOUSING FINANCE AGENCY

FOR THE YEAR ENDED JUNE 30, 1990

In thousands of dollars

	Working Capital Fund	Construction Lending Program	Housing Project Bond Program	FHA Insured Bond Program	Combined (a) Section 8 Assisted Bond Programs	Housing Revenue Bond Program MBIA Insured
Revenues						
Interest on loans	\$ 98	\$ 1,190	\$44,032	\$3,920	\$47,492	\$15,521
Fees	2,688	16	1,743	192	1,179	14
Investment earnings	2,625	4,495	8,489	706	11,789	3,556
Miscellaneous (Note J)	992		78			143
Total revenues	6,403	5,701	54,342	4,818	60,460	19,234
Expenses						
Interest on notes and bonds		2,546	47,184	4,284	55,517	17,312
Administrative expenses	16,668	41	314	14	170	883
Financing costs	294		30	4	67	20
Asset protection and supportive services	1,107					
Miscellaneous expense	123					
Subsidy funding expense	4,124					
Provision for potential loan losses						
Total expenses	22,316	2,587	47,528	4,302	55,754	18,215
Excess (deficiency) of revenues over expenses before extraordinary item	(15,913)	3,114	6,814	516	4,706	1,019
Extraordinary item—loss on early retirement of bonds						
Excess (deficiency) of revenues over expenses	(15,913)	3,114	6,814	516	4,706	1,019
Changes in Fund Balances						
Transfers to/from Working Capital Fund	26,837	(4,501)	(12,122)	(517)	(6,479)	(4,249)
Funding of mortgagors' capital reserve fund obligation						
Fund balances at beginning of year	30,712	37,483	65,549	6,277	85,146	19,082
Fund balances at end of year	\$41,636	\$36,096	\$60,241	\$6,276	\$83,373	\$15,852

(a) See pages 8 to 13 for the individual program financial statements.

The accompanying notes are an integral part of the financial statements.

Multi-Family Housing Bond Program MBIA Insured	Housing Revenue Bond Program FNMA Guaranteed	Multi-Family Mortgage Revenue Bond Program GNMA Guaranteed	Multi-Family Junior Revenue Bond Program	Housing Development Bond Program MBIA Insured	Residential Housing Revenue Bond Program	Multi-Family Residential Housing Revenue Bond Program	Rental Housing Revenue Bond Program	Multi-Family Residential Development Taxable (FNMA) Bond Program	Multi-Family Residential Development (FNMA) Bond Program	Single Family Mortgage Purchase Bond Program	Single Family Housing Revenue Bond Program	Home Improvement Revenue Bond Program	Memorandum Only Combined Totals	
													June 30, 1990	June 30, 1989
\$6,895 254 1,705 18		\$ 421	\$2,678	\$ 9,909 259	\$22,099 183	\$2,842	\$1,083	\$ 9	\$ 90	\$22,230	\$40,327	\$219	\$221,055 6,528	\$197,711 5,405
	\$2,244	11,257	355	1,749 6	6,716 5	3,132	319	410	1,306	4,699	18,063	144	83,759 1,242	87,068 5,228
8,872	2,244	11,678	3,033	11,923	29,003	5,974	1,402	419	1,396	26,929	58,390	363	312,584	295,412
7,579 393 6	1,923 4	11,001 169	2,565 13	10,787 143 8	26,862 67 24	5,828 144 8	1,219 21 11	522 1	1,435 15 4	24,769 1,006 25	50,725 2,516 330	266 15 2	272,324 22,596 834 1,107 123 4,124	257,408 19,055 1,774 93 234 4,150
7,978	1,927	11,170	2,578	10,938	26,953	5,980	1,251	523	1,454	25,800	53,571	283	301,108	282,714
894	317	508	455	985	2,050	(6)	151	(104)	(58)	1,129 326	4,819 95	80	11,476 421	12,698 1,436
894	317	508	455	985	2,050	(6)	151	(104)	(58)	803	4,724	80	11,055	11,262
						493	166				372			
940	626	(556)	3,257	13,910	32,776	(689)	1,513			13,905	18,010	250	1,513 326,678	12,602 302,814
\$1,834	\$ 943	\$ (48)	\$3,712	\$14,895	\$34,826	\$ (202)	\$1,830	\$ (104)	\$ (58)	\$14,708	\$23,106	\$330	\$339,246	\$326,678

MASSACHUSETTS

HOUSING FINANCE AGENCY

FOR THE YEAR ENDED JUNE 30, 1990

In thousands of dollars

	Working Capital Fund	Construction Lending Program	Housing Project Bond Program	FHA Insured Bond Program	Combined (a) Section 8 Assisted Bond Programs	Housing Revenue Bond Program MBIA Insured
Receipts						
Sale of investments	\$385,403	\$536,330	\$309,246	\$14,787	\$176,413	\$69,602
Sale of notes		47,860				
Sale of bonds (including accrued interest)						4,795
Construction mortgage loan repayments	3	10,296				
Collections on mortgage loans	105		51,682	4,228	51,795	16,644
Interest on construction loans	18	922	73		18	894
Investment earnings	2,488	5,807	8,631	687	11,601	3,652
Fees	4,403	16	3,197	328	3,125	764
Deposits to escrows	139,008					340
Section 8 receipts	377,745					
Inter-Agency transfer	380					
Miscellaneous	1,720					
Fund transfers	48,895	6,282	408			
Total receipts	960,168	607,513	373,237	20,030	242,952	96,691
Expenditures						
Purchase of investments	405,127	500,998	305,570	14,787	174,755	66,855
Retirement of notes		70,645				
Retirement of bonds			8,050	600	8,685	5,490
Construction mortgage loans advanced to developers		12,789				2,469
Permanent financing of projects						2,850
Interest on notes and bonds		4,294	46,991	4,130	53,337	13,753
Administrative expenses	16,817	40	313	14	169	955
Escrowed funds disbursed	102,047					
Transfer to escrows	39,439					
Section 8 disbursements	375,267					
Bond issuance costs	294					
Subsidy expense	3,970					
Miscellaneous	3,489	208				
Fund transfers	14,034	18,479	12,501	517	6,588	4,249
Total expenditures	960,484	607,453	373,425	20,048	243,534	96,621
Excess (deficiency) of receipts over expenditures	(316)	60	(188)	(18)	(582)	70
Cash at beginning of year	676	29	212	31	600	182
Cash at end of year	\$ 360	\$ 89	\$ 24	\$ 13	\$ 18	\$ 252

(a) See pages 8 to 13 for the individual program financial statements.

The accompanying notes are an integral part of the financial statements.

Multi-Family Housing Bond Program MBIA Insured	Housing Revenue Bond Program FNMA Guaranteed	Multi-Family Mortgage Revenue Bond Program GNMA Guaranteed	Multi-Family Junior Revenue Bond Program	Housing Development Bond Program MBIA Insured	Residential Housing Revenue Bond Program	Multi-Family Residential Housing Revenue Bond Program	Rental Housing Revenue Bond Program	Multi-Family Residential Development Taxable (FNMA) Bond Program	Multi-Family Residential Development (FNMA) Bond Program	Single Family Mortgage Purchase Bond Program	Single Family Housing Revenue Bond Program	Home Improvement Revenue Bond Program	Memorandum Only Combined Totals	
													June 30, 1990	June 30, 1989
\$190,652	\$ 9,167	\$ 73,054	\$4,446	\$33,163	\$445,235	\$43,804	\$18,621	\$ 1,369	\$ 9,937	\$241,825	\$379,541	\$2,284	\$2,944,879	\$3,318,799
						14,903	19,143	11,073	36,962		56,734		47,860	99,215
		28,192		73	2,642							370	143,610	326,441
4,681				10,223	9,872	529				27,043	15,325	115	41,576	98,520
2,422		433	1,877	1,031	11,170	2,142	966	4	56	22,469	38,850		192,242	233,271
2,171	2,102	11,388	359	1,733	12,053	3,481	281	7	16	4,538	17,593	121	83,345	22,523
221				527	440						555		88,709	82,582
													13,576	14,622
													139,348	77,624
													377,745	124,067
													380	
48								384	1,035				3,187	10,180
				778		493	166		292		409		57,723	33,095
200,195	11,269	113,067	6,682	47,528	481,412	65,352	39,177	12,837	48,298	295,875	509,007	2,890	4,134,180	4,440,939
186,346	8,715	69,944	3,231	31,062	364,143	36,923	21,146	11,511	40,511	260,666	316,605	2,491	2,821,386	3,326,472
													70,645	80,000
2,500	1,510			845	980					13,500	10,465	135	52,760	86,960
4,067		32,059	905	3,466	88,275	22,592	16,459	592	5,356				189,029	293,396
											128,701		131,551	146,847
6,009	1,052	10,626	2,565	10,732	27,947	5,325	789			20,617	49,737	266	258,170	234,781
406	4	170	13	214	67	83	21		15	283	2,169	10	21,763	20,371
													102,047	64,443
													39,439	2,480
													375,267	134,766
						301	723	222	705		688		2,933	5,977
													3,970	80
								512	1,711	796	321		7,037	9,495
866			196								293		57,723	33,095
200,194	11,281	112,799	6,910	46,319	481,412	65,224	39,138	12,837	48,298	295,862	508,979	2,902	4,133,720	4,439,163
1	(12)	268	(228)	1,209		128	39			13	28	(12)	460	1,776
	22		245	33						11	76	12	2,129	353
\$ 1	\$ 10	\$ 268	\$ 17	\$ 1,242		\$ 128	\$ 39			\$ 24	\$ 104		\$ 2,589	\$ 2,129

MASSACHUSETTS

HOUSING FINANCE AGENCY

SECTION 8 ASSISTED BOND PROGRAMS

JUNE 30, 1990

In thousands of dollars

	Multi-Family Housing Bond Program	1979 Series B
Assets		
Mortgage loans, net (Note J)	\$65,655	\$ 93,077
Construction loans		
Interest and fees receivable on construction and mortgage loans	745	742
Mortgagors' capital reserve fund obligation (Note G)	5,846	8,692
Mortgagors' mortgage reserve fund obligation (Note G)	744	1,534
Investments (Note D)	9,394	12,441
Interprogram investments (Note K)		
Cash	1	4
Interest receivable on investments	107	423
Unamortized bond issuance expenses	1,884	1,899
Interfund accounts		
Total assets	\$84,376	\$118,812
Liabilities and Fund Balances		
Liabilities:		
Bonds payable (Note K)	\$74,710	\$ 93,130
Interprogram bonds payable (Note K)		11,380
Accrued interest payable	1,354	1,006
Deferred fee income (Note G)	580	906
Accounts Payable and Other Liabilities		
Total liabilities	76,644	106,422
Commitments (Note L)		
Fund balances (Note F)	7,732	12,390
Total liabilities and fund balances	\$84,376	\$118,812

The accompanying notes are an integral part of the financial statements.

1979 Series C	1980 Issue I	1981 Issue II	Residential Development Programs			Moderate Rehabilitation Bond Program	Memorandum Only Combined Total
			1982 Issue III	1982 Issue IV	1983 Issue V		
\$52,812	\$ 99,535	\$38,613	\$ 80,020	\$48,849	\$11,519	\$2,465	\$492,545
		250					250
414	1,038	491	881	649	107	39	5,106
6,263	11,084	5,752	11,139	6,374	1,406	427	56,983
1,070	1,284	798					5,430
9,357	17,704	12,431	17,614	11,325	2,263	808	93,337
11,380							11,380
		2		10	1		18
282	497	267	420	151	85	9	2,241
3,560	5,717	1,078	5,202	3,132	349	90	22,911
(29)		(47)	(8)		(2)	(163)	(249)
\$85,109	\$136,859	\$59,635	\$115,268	\$70,490	\$15,728	\$3,675	\$689,952
\$72,445	\$118,475	\$43,465	\$ 98,347	\$61,274	\$13,853	\$3,495	\$579,194
							11,380
737	1,307	1,291	2,549	1,442	99	29	9,814
651	1,089	938	1,384	494	72	73	6,187
4							4
73,837	120,871	45,694	102,280	63,210	14,024	3,597	606,579
11,272	15,988	13,941	12,988	7,280	1,704	78	83,373
\$85,109	\$136,859	\$59,635	\$115,268	\$70,490	\$15,728	\$3,675	\$689,952

MASSACHUSETTS

HOUSING FINANCE AGENCY

SECTION 8 ASSISTED BOND PROGRAMS

FOR THE YEAR ENDED JUNE 30, 1990

In thousands of dollars

	Multi-Family Housing Bond Program	1979 Series B
Revenues		
Interest on loans	\$5,155	\$ 7,447
Fees	200	401
Investment earnings	943	1,508
Total revenues	6,298	9,356
Expenses		
Interest on bonds	5,519	8,178
Administrative expenses	17	19
Financing costs	5	11
Total expenses	5,541	8,208
Excess of revenues over expenses	757	1,148
Changes in Fund Balances		
Transfers to/from Working Capital Fund	(851)	(1,478)
Fund balances at beginning of year	7,826	12,720
Fund balances at end of year	\$7,732	\$12,390

The accompanying notes are an integral part of the financial statements.

BALANCES

1979 Series C	1980 Issue I	1981 Issue II	Residential Development Programs			Moderate Rehabilitation Bond Program	Memorandum Only Combined Total
			1982 Issue III	1982 Issue IV	1983 Issue V		
\$ 4,156	\$ 9,330	\$ 4,832	\$ 9,246	\$5,789	\$1,245	\$292	\$47,492
161	361		39	10	7		1,179
2,399	2,188	1,261	1,896	1,201	285	108	11,789
6,716	11,879	6,093	11,181	7,000	1,537	400	60,460
6,060	10,703	5,566	10,835	6,847	1,446	363	55,517
13	19	32	25	18	12	15	170
5	7	10	14	8	3	4	67
6,078	10,729	5,608	10,874	6,873	1,461	382	55,754
638	1,150	485	307	127	76	18	4,706
(1,028)	(1,420)		(667)	(595)	(285)	(155)	(6,479)
11,662	16,258	13,456	13,348	7,748	1,913	215	85,146
\$11,272	\$15,988	\$13,941	\$12,988	\$7,280	\$1,704	\$ 78	\$83,373

MASSACHUSETTS

HOUSING FINANCE AGENCY

SECTION 8 ASSISTED BOND PROGRAMS

FOR THE YEAR ENDED JUNE 30, 1990

In thousands of dollars

	Multi-Family Housing Bond Program	1979 Series B
Receipts		
Sale of investments	\$20,165	\$31,201
Collections on mortgage loans	5,742	8,556
Interest on construction loans		
Investment earnings	909	1,500
Fees	380	694
Fund transfers		
Total receipts	27,196	41,951
Expenditures		
Purchase of investments	19,893	31,070
Retirement of bonds	995	1,300
Interest on Notes and Bonds	5,482	8,140
Administrative expenses	17	19
Fund transfers	851	1,478
Total expenditures	27,238	42,007
Excess (deficiency) of receipts over expenditures	(42)	(56)
Cash at beginning of year	43	60
Cash at end of year	\$ 1	\$ 4

The accompanying notes are an integral part of the financial statements.

1979 Series C	1980 Issue I	1981 Issue II	Residential Development Programs			Moderate Rehabilitation Bond Program	Memorandum Only Combined Total
			1982 Issue III	1982 Issue IV	1983 Issue V		
\$12,492	\$28,186	\$28,994	\$26,968	\$19,563	\$6,828	\$2,016	\$176,413
4,713	10,181	5,002	9,832	5,987	1,303	479	51,795
		18					18
2,370	2,152	1,267	1,857	1,160	286	100	11,601
371	692	230	436	244	61	17	3,125
19,946	41,211	35,511	39,093	26,954	8,478	2,612	242,952
12,051	28,130	28,979	26,939	19,217	6,702	1,774	174,755
895	1,250	1,065	1,215	1,375	390	200	8,685
5,962	10,551	5,555	10,248	5,836	1,204	359	53,337
13	19	32	24	18	12	15	169
1,028	1,420		667	595	285	264	6,588
19,949	41,370	35,631	39,093	27,041	8,593	2,612	243,534
(3)	(159)	(120)		(87)	(115)		(582)
3	159	122		97	116		600
		\$ 2		\$ 10	\$ 1		\$ 18

MASSACHUSETTS

HOUSING FINANCE AGENCY

JUNE 30, 1990

Note A. Authorizing Legislation

The Massachusetts Housing Finance Agency (the "Agency") is a public instrumentality established in 1966 by an Act of the Massachusetts Legislature (the "Act") and commenced operations in December, 1968. The Act was amended on July 7, 1982 to place the existing Massachusetts Home Mortgage Finance Agency under the direction of the Agency's Members and Executive Director.

The Agency is authorized to make, and is currently making, first mortgage loans to finance the construction or rehabilitation of multi-dwelling housing projects with rentals for persons and families of low and moderate income, as defined in the Act.

The Massachusetts Legislature has authorized the Agency to issue notes and bonds up to an aggregate outstanding amount of \$2.7 billion for multi-family housing purposes excluding certain notes for construction financing and \$1.3 billion of bonds for single family housing purposes. The notes and bonds issued do not constitute a debt of the Commonwealth of Massachusetts (the "Commonwealth") or any political subdivision thereof.

The Act places certain limitations on the future issuance of bond anticipation notes by the Agency. The limitations provide that:

- (a) Beginning on and after January 1, 1978, the Agency shall not be authorized to issue any notes other than: (i) notes issued to refund notes previously issued, (ii) notes issued to fund mortgage loan increases for projects for which notes have previously been issued, and (iii) construction loan notes with respect to which a person other than the Agency has agreed to provide permanent financing if, after such issuance, the aggregate principal amount of all notes, other than notes described in clauses (ii) and (iii) then outstanding, shall exceed 25% of the aggregate principal amount of all Agency bonds then outstanding (see Note K).
- (b) Permanent financing must occur within six years from the date on which initial financing was obtained.

Note B. Accounting Policies

Basis of Presentation—The programs of the Agency are organized on the basis of funds, as described in Note C, each of which is a separate accounting entity. The operations of each program are accounted for in a separate set of self-balancing funds and accounts which record the assets, liabilities, fund balances, and revenues and expenses of the program. The funds and accounts are combined by program for financial statement presentation purposes.

Investments—Investments of the Agency are carried at amortized cost. No allowance is provided for any decline in market value below amortized cost since the Agency intends to hold the investments to maturity.

Interest and Fees—Interest and fees are accrued as earned. Fee income in the multi-family bond programs represents administration fees received from projects and, in the Section 8 programs, Section 8 administration fees received from the Department of Housing and Urban Development. Fee income is presented net of amortization of the Mortgagors' Capital Reserve Fund and Mortgage Reserve Fund Obligations (see Note G).

Fees collected in connection with originating loans, net of related direct costs, are deferred and classified as deferred fee income for multi-family loans in the Working Capital Fund and as a reduction of mortgage loans in the single family programs. These amounts are amortized by the interest method over the life of the related loans.

Unamortized Bond Issuance Expenses—Bond issuance expenses, primarily underwriting discounts, are being amortized over the life of the related debt issue on a straight-line basis.

Allowance for Potential Losses on Loans—The allowance for potential losses on loans is based on the evaluation of the loan portfolio. The evaluation process considers such factors as the age of receivables, cash flows, appraisal results, levels of occupancy, operating costs, operating histories, and subsidies. Based upon this periodic review of the portfolio by the Agency, where doubt exists as to the ultimate collectibility of principal or interest, an allowance is established.

Note C. Programs of the Agency

(a) Working Capital Fund

The Working Capital Fund is the Agency's general operating fund. This fund accounts for revenues and normal operating expenses including payroll, rent, and other related office expenses. As described in Note L, this fund also includes the activities of the Massachusetts Housing Loan Loss Reserve Fund as well as asset protection and supportive service programs such as the Tenant Assistance Program and Robert Wood Johnson grant program.

(b) Construction Lending Program

The Construction Lending Program records the Agency's construction loan note and bond anticipation note activity. This program accounts for loans until they are permanently financed either by one of the Agency's bond programs or another permanent lender.

(c) Multi-Family Bond Programs

The Agency has issued bonds to finance multi-family rental housing under 22 separate general resolutions. Each resolution requires that certain funds and accounts be established and maintained. The following is a description of the Agency's multi-family bond programs and the funds and accounts established according to each general resolution. A description of the funds and accounts and the applicable fund balance requirements are subsequently provided.

(c-1) Housing Project Bond Program

The Housing Project Bond Program was established by a resolution adopted March 14, 1972, and is a program for financing mortgage loans on multi-dwelling housing projects. The resolution establishes certain funds and accounts as follows: *Acquired Project Expense Fund, Capital Reserve Fund, Debt Service Fund, Operating Fund, Working Capital Fund Account.*

**(c-2) Multi-Family Housing Insured Mortgage Bond Program
(FHA Insured Bond Program)**

The Multi-Family Housing Insured Mortgage Bond Program was established by a resolution of the Agency adopted on October 13, 1978, and is a program for financing mortgage loans on FHA insured projects. The resolution establishes certain funds and accounts as follows: *Capital Reserve Fund, Debt Service Fund, Mortgage Financing Fund, Mortgage Reserve Fund, Operating Fund, Revenue Fund.*

**(c-3) Multi-Family Housing Bond Program
(Section 8 Assisted Bond Program)**

The Section 8 Assisted Multi-Family Housing Bond Program was established by a resolution adopted January 25, 1979 for the purpose of financing mortgage loans on housing projects assisted by the federal Section 8 rental subsidy. The resolution establishes certain funds and accounts as follows: *Capital Reserve Fund, Debt Service Fund, Mortgage Financing Fund, Mortgage Reserve Fund, Operating Fund, Revenue Fund.*

**(c-4) Residential Development Bond Programs
(Section 8 Assisted Bond Programs)**

The Section 8 Assisted Residential Development Bond Programs were established by resolutions of the Agency adopted on June 8, 1979, November 16, 1979, February 12, 1980, May 5, 1981, May 21, 1982, September 16, 1982, and December 8, 1983, for the purpose of financing mortgage loans on dwelling units for low and moderate income persons and families. The resolutions establish certain funds and accounts as follows: *Acquired Project Fund, Capital Reserve Fund, Debt Service Fund, Mortgage Financing Fund, Mortgage Reserve Fund, Non-Residential Revenue Reserve Fund, Operating Fund, Revenue Fund.*

**(c-5) Moderate Rehabilitation Bond Program
(Section 8 Assisted Bond Program)**

The Section 8 Assisted Moderate Rehabilitation Bond Program was established by a resolution of the Agency adopted on June 29, 1983, for the purpose of providing permanent and construction financing for the rehabilitation of housing units in existing multi-family residential developments. The resolution establishes certain funds and accounts as follows: *Acquired Project Fund, Capital Reserve Fund, Debt Service Fund, Mortgage Reserve Fund, Non-Residential Revenue Reserve Fund, Operating Fund, Revenue Fund.*

**(c-6) Housing Revenue Bond Program
(Municipal Bond Insurance Association Insured)**

The Municipal Bond Insurance Association ("MBIA") Insured Housing Revenue Bond Program was established by a resolution of the Agency adopted on July 26, 1984 for the purpose of providing permanent and construction financing for multi-family residential developments. The general resolution requires that 100% of the principal and interest on all bonds issued thereunder be insured by MBIA. The insurance is non-cancellable and guarantees timely payment of interest and principal on regularly scheduled payment dates including mandatory sinking fund redemption dates.

Though not required under the resolution, certain of the developments financed with the proceeds of the bonds are expected to receive federal subsidy payments pursuant to Section 8 of the United States Housing Act of 1937 or certain state subsidy payments pursuant to the Commonwealth's State Housing Assistance for Rental Production ("SHARP") Program or its rental subsidy program created under Section 707 of the Acts of 1966. The resolution establishes certain funds and accounts as follows: *Acquired Project Fund, Capital Reserve Fund, Debt Service Fund, Financing Fund, Mortgage Reserve Fund, Non-Residential Revenue Reserve Fund, Operating Fund, Revenue Fund.*

**(c-7) Multi-Family Housing Bond Program
(Municipal Bond Insurance Association Insured)**

The Municipal Bond Insurance Association ("MBIA") Insured Multi-Family Housing Bond Program was established by a resolution of the Agency adopted on November 22, 1985 for the purpose of providing permanent and construction financing, including moderate rehabilitation for multi-family residential developments. The general resolution requires that 100% of the principal and interest on all bonds issued thereunder be insured by MBIA. The insurance is non-cancellable and guarantees timely payment of interest and principal on regularly scheduled payment dates including mandatory sinking fund redemption dates. The resolution establishes certain funds and accounts as follows: *Acquired Project Fund, Debt Service Fund, Debt Service Reserve Fund, Mortgage Reserve Fund, Non-Residential Revenue Reserve Fund, Operating Fund, Revenue Fund.*

**(c-8) Multi-Family Housing Revenue Bond Program
(Federal National Mortgage Association Guaranteed Mortgage Certificate Program)**

The Multi-Family Housing Revenue Bond Program was established by a resolution of the Agency adopted December 7, 1984 for the purpose of funding mortgage loans to finance the acquisition and rehabilitation of multi-family rental housing projects. The resolution establishes certain funds and accounts as follows: *Acquired Project Fund, Debt Service Fund, Financing Fund, Operating Fund, Revenue Fund.*

**(c-9) Multi-Family Mortgage Revenue Bond Program
(Government National Mortgage Association Guaranteed)**

The Multi-Family Mortgage Revenue Bond Program was established by a resolution of the Agency adopted December 10, 1985 for the purpose of providing permanent and construction financing of mixed income housing in a development known as Harbor Point. The resolution establishes certain funds and accounts as follows: *Debt Service Fund, Financing Fund, Operating Fund, Revenue Fund.*

(c-10) Multi-Family Junior Revenue Bond Program

The Multi-Family Junior Revenue Bond Program was established by a resolution of the Agency adopted October 29, 1986 for the purpose of financing a portion of Harbor Point. The resolution establishes certain funds and accounts as follows: *Acquired Project Fund, Capital Reserve Fund, Debt Service Fund, Operating Fund, Rebate Fund, Revenue Fund.*

**(c-11) Housing Development Bond Program
(Municipal Bond Investors Assurance Corporation Insured)**

The Municipal Bond Investors Assurance Corporation ("MBIA") Insured Housing Development Bond Program was established by a resolution of the Agency adopted on December 17, 1986 for the purpose of providing permanent and construction financing for multi-family residential developments.

The general resolution provides for insurance by MBIA of the principal and interest on certain bonds issued thereunder. The insurance is non-cancellable and guarantees timely payment of interest and principal on regularly scheduled payment dates including mandatory sinking fund redemption dates.

Though not required under the resolution, certain developments financed with the proceeds of the bonds are expected to receive federal subsidy payments pursuant to Section 8 of the United States Housing Act of 1937 or certain state subsidy payments pursuant to the Commonwealth's SHARP or its rental subsidy program created under Section 707 of the Acts of 1966. The resolution establishes certain funds and accounts as follows: *Acquired Project Fund, Capital Reserve Fund, Debt Service Fund, Mortgage Reserve Fund, Operating Fund, Rebate Fund, Revenue Fund.*

Note C. Programs of the Agency (Continued)

(c-12) Residential Housing Revenue Bond Program

The Residential Housing Revenue Bond Program was established by a resolution of the Agency adopted on July 14, 1987 for the purpose of providing permanent and construction financing for multi-family housing developments. This bond program includes the first federally taxable bonds issued by the Agency. The resolution establishes certain funds and accounts as follows: *Acquired Project Fund*, *Capital Reserve Fund*, *Debt Service Fund*, *Mortgage Reserve Fund*, *Operating Fund*, *Revenue Fund*.

(c-13) Multi-Family Residential Housing Revenue Bond Program

The Multi-Family Residential Housing Revenue Bond Program was established by a resolution of the Agency adopted on January 12, 1988 for the purpose of providing permanent and construction financing under certain federal subsidy programs (principally, the FHA Co-insurance Program) for multi-family residential developments. The resolution establishes certain funds and accounts as follows: *Acquired Project Fund*, *Debt Service Fund*, *Debt Service Reserve Fund*, *Mortgage Reserve Fund*, *Operating Fund*, *Revenue Fund*.

(c-14) Rental Housing Revenue Bond Program

The Rental Housing Revenue Bond Program was established by a resolution of the Agency adopted on July 11, 1989 for the purpose of providing financing for the acquisition and rehabilitation of multi-family residential developments. The resolution establishes certain funds and accounts as follows: *Acquired Project Fund*, *Capital Reserve Fund*, *Debt Service Fund*, *Financing Fund*, *Mortgage Reserve Fund*, *Operating Fund*, *Redemption Fund*, *Revenue Fund*.

(c-15) Multi-Family Residential Development Federally Taxable Bond Program (Federal National Mortgage Association Guaranteed Mortgage Certificate Program)

The Multi-Family Residential Development Federally Taxable Bond Program was established by a resolution of the Agency of December 12, 1989 for the purpose of providing financing for the acquisition and rehabilitation of multi-family residential developments. The resolution establishes certain funds and accounts as follows: *Acquired Project Fund*, *Debt Service Fund*, *Financing Fund*, *Operating Fund*, *Revenue Fund*.

(c-16) Multi-Family Residential Development Bond Program (Federal National Mortgage Association Guaranteed Mortgage Certificate Program)

The Multi-Family Residential Development Bond Program was established by a resolution of the Agency adopted on December 12, 1989 for the purpose of providing financing for the acquisition and rehabilitation of multi-family residential developments. The resolution establishes certain funds and accounts as follows: *Acquired Project Fund*, *Debt Service Fund*, *Financing Fund*, *Operating Fund*, *Revenue Fund*.

Multi-Family Bond Funds and Account Descriptions and Requirements

The following descriptions of funds and accounts and related requirements are applicable to all programs maintaining the related funds and accounts unless otherwise noted. The Agency has met the requirements of these funds at June 30, 1990.

Acquired Project Fund—monies are transferred to this fund from the Revenue Fund or received into this fund in connection with the acquisition, ownership, or operation of an acquired project and applied solely to the payment of acquired project expenses, except for the Housing Project Bond Program where monies are transferred as required from the Working Capital Fund Account.

Capital Reserve Fund—required to be maintained at an amount not less than the maximum debt service requirement of any succeeding calendar year.

Debt Service Fund—monies are transferred to this fund from the Revenue Fund on or before each debt service payment date to meet debt service requirements, except for the Housing Project Bond Program where monies are transferred monthly from the Working Capital Fund Account.

Debt Service Reserve Fund—required to be maintained at an amount not less than an amount equal to the maximum debt service requirement of any succeeding calendar year.

Financing Fund/Mortgage Financing Fund—monies deposited herein from bond proceeds are to be applied to the funding of mortgage loan commitments in the amounts and for the projects specified in the series resolution.

Mortgage Reserve Fund—required to be maintained at an amount equal to one percent of the aggregate principal amount of the mortgage loans funded or anticipated to be funded with the proceeds of such series of bonds, except for the following programs:

(1) Multi-Family Housing Mortgage Bond Program—required to be maintained at an amount not less than one percent of the outstanding principal balance of the mortgage loans financed or to be financed from the proceeds of the bonds, and the aggregate of the applicable amounts of required Mortgage Reserve Fund deposits;

(2) Multi-Family Housing Bond Program—required to be maintained at an amount not less than one percent of the principal amount of all bonds outstanding; and

(3) Residential Development Bond Programs—required (i) by resolution of the Agency adopted on June 8, 1979 to be maintained at an amount equal to one percent of the aggregate principal amount of all bonds outstanding; (ii) by resolutions of the Agency adopted on November 16, 1979 and February 12, 1980 at an amount equal to one percent of the aggregate principal amount of each series of bonds originally issued; and (iii) by resolutions of the Agency adopted on May 5, 1981, May 21, 1982, September 16, 1982, and December 8, 1983 at an amount equal to two percent of the aggregate principal amount of the mortgage loans funded or anticipated to be funded with the proceeds of such series of bonds.

Non-Residential Revenue Reserve Fund—the following bond programs require the establishment of this fund as described below.

(1) Residential Development Bond Programs—required (i) by resolutions of the Agency adopted on June 8, 1979, November 16, 1979, and February 12, 1980 to be maintained at an amount equal to the present value discounted at seven percent of the annual difference, if any, between rent expected from commercial space for any one-month period and the return on mortgagor's equity expected to be earned during such one-month period; (ii) by resolutions of the Agency adopted on May 5, 1981, May 21, 1982, and September 16, 1982 to be maintained at an amount equal to the difference, if any, between rent expected from commercial space for any one-month period and the return on mortgagor's equity expected to be earned during such one-month period; and (iii) by the resolution of the Agency adopted December 8, 1983, to be maintained at an amount equal to the difference, if any, between rent expected from commercial space for any six-month period and the return on mortgagor's equity expected to be earned during such six-month period.

(2) Moderate Rehabilitation Bond Program and Housing Revenue Bond Program (MBIA Insured)—required to be maintained at an amount equal to the difference, if any, between rent expected from commercial space for any six-month period and the return on mortgagor's equity expected to be earned for such six-month period.

(3) Multi-Family Housing Bond Program (MBIA Insured)—required to be maintained if the amount of the monthly commercial rental revenue allocable to debt service on the mortgage loan exceeds the amount of the return on mortgagor's equity expected to be generated monthly; the Agency will then be required to deposit an amount sufficient, together with investment earnings, to permit the withdrawal of amounts equal to the amount of excess on or before each interest payment date.

The funding requirement may be waived if the Agency (i) provides evidence satisfactory to the trustee that the Commonwealth or the United States of America has assumed or guaranteed a lease for the commercial space for a term equal to the mortgage loan; or (ii) arranges for the provision of insurance against deficiencies in non-residential revenues in amounts and under terms and conditions sufficient in the Agency's estimation to cover any deficiencies which may arise.

Operating Fund—for the purpose of paying expenses of the Agency relating to housing projects financed by the bonds, cost of issuance, and fees and expenses of trustees, depositories and paying agents relating to the operation of the bond program.

Rebate Fund—required to be maintained at an amount equal to the net amount, determined in accordance with the arbitrage requirement of Section 143 of the Internal Revenue Code of 1986, as amended, and the related United States Treasury regulations, of certain investment earnings on non-mortgage investments that exceed the yield on the bonds including any income attributable to the investment of such excess.

Revenue Fund—all revenues other than revenues derived from the sale of a mortgage loan or acquired project receipts are required to be deposited herein and paid out and applied for uses and purposes for which the same are pledged by the provisions of the resolution on or before each interest payment date.

Working Capital Fund Account—for the deposit of all revenues from projects.

(d) Single Family Housing Programs

The Agency has issued bonds to finance the purchase of single family housing under three separate general resolutions. Each resolution requires that certain funds and accounts be established and maintained. The following is a description of the Agency's single family bond programs and funds and accounts established according to each general resolution. A description of the funds and accounts and the applicable fund balance requirements are subsequently provided.

(d-1) Single Family Mortgage Purchase Bond Program

The Single Family Mortgage Purchase Bond Program was established by a resolution of the Agency adopted on August 10, 1982 for the purpose of financing the purchase of single family housing for persons and families of low and moderate income. The resolution establishes certain funds and accounts as follows: *Capital Reserve Fund, Debt Service Fund, Loan Reserve Fund, Program Fund, Rebate Fund, Redemption Fund, Revenue Fund.*

(d-2) Single Family Housing Revenue Bond Program

The Single Family Housing Revenue Bond Program was established by a resolution of the Agency adopted on September 12, 1985 for the purpose of financing single family loans at competitive lending rates, to encourage new construction and rehabilitation, and to finance single family loans in targeted areas. The resolution establishes certain funds and accounts as follows: *Debt Service Fund, Debt Service Reserve Fund, Loan Reserve Fund, Program Fund, Rebate Fund, Redemption Fund, Revenue Fund.*

(d-3) Home Improvement Revenue Bond Program

The Home Improvement Revenue Bond Program was established by a resolution of the Agency adopted on December 19, 1985 for the purpose of financing alterations, repairs and improvements on residential structures to protect or improve the basic livability or energy efficiency of the property. The resolution establishes certain funds and accounts as follows: *Debt Service Fund, Debt Service Reserve Fund, Loan Reserve Fund, Program Fund, Rebate Fund, Redemption Fund, Revenue Fund.*

Single Family Bond Program Funds and

Account Descriptions and Requirements

The following description of funds and related requirements are applicable to all programs with the established funds unless otherwise noted. The Agency has met the requirements of these funds at June 30, 1990.

Capital Reserve Fund—required to be maintained at an amount not less than an amount equal to one-quarter of the maximum amount of aggregate debt service of any succeeding fiscal year.

Debt Service Fund—monies are transferred to this fund from the Revenue Fund on or before each debt service payment date to meet debt service requirements.

Debt Service Reserve Fund—(1) Single Family Housing Revenue Bond Program—required to be maintained at an amount equal to two percent of the sum of (i) the outstanding principal balance of all loans then held under the resolution, plus (ii) the aggregate amount, if any, then held in all purchase accounts which may be applied to the purchase of loans, or such greater amount as may be specified in any supplemental resolution.

(2) Home Improvement Revenue Bond Program—required to be maintained at an amount equal to the product of the initial deposit of \$444,925 times a fraction, the numerator of which is the initial principal amount of the loans purchased plus the amount then on deposit in the first series purchase account available to purchase loans and the denominator of which is the amount of the initial deposit in the purchase account made in connection with the issuance of the first series bonds.

Loan Reserve Fund—required to be maintained at an amount not less than one percent of the principal amount of all mortgage loans purchased or expected to be purchased.

Program Fund—monies deposited herein from bond proceeds and any other monies including commitment fees, are to be applied to the purchase of mortgage loans from qualified mortgage lenders, for refunding commitment fees and for other uses and purposes for which the same are pledged by the provisions of the resolution.

Rebate Fund—required to be maintained at an amount equal to the net amount, determined in accordance with the arbitrage requirements of Section 148(f) or Section 143(g), as applicable, of the Internal Revenue Code of 1986, as amended, and the related United States Treasury regulations, of certain investment earnings on non-mortgage investments that exceed the yield on the bonds including any income attributable to the investment of such excess.

Redemption Fund—includes a special redemption account and an optional redemption account; monies deposited herein are to be applied to the purchase or redemption of bonds in the manner provided in the resolution.

Revenue Fund—all revenues other than revenues derived from the sale of a mortgage loan or acquired project receipts, are required to be deposited herein and paid out and applied for uses and purposes for which the same are pledged by the provisions of the resolution on or before each interest payment date.

Note D. Investments

Investments of Agency bond programs are governed by certain provisions of the general and series resolutions. Certain of these resolutions further require that financial institutions in which the Agency places investments contracts be rated by a nationally recognized bond rating service at least equal to the rating on the bonds.

Investments of the Agency consist of the following:

(a) Direct obligations of the U.S. Government or certain of its agencies and obligations of the Commonwealth which are registered and held in the Agency's name.

(b) Repurchase agreements which are collateralized by obligations of the U.S. Government or certain of its agencies. Such collateral is held by the Agency's trustees in the Agency's name.

(c) Deposits with banks or other financial institutions which meet standards for deposits stipulated in investment agreements with the Agency. Such deposits consist of uncollateralized interest bearing time deposit open accounts and uncollateralized interest bearing money market accounts.

The investments of the Agency at June 30, 1990 were as follows, in thousands of dollars:

<i>In thousands of dollars</i>	Cost	Market Value
Working Capital Fund		
Government Securities	\$ 475	\$ 652
Repurchase Agreements	2,815	2,815
Deposits	39,198	39,198
Subtotal	42,488	42,665
Construction Lending Program		
Repurchase Agreements	23,209	23,209
Deposits	8,777	8,777
Subtotal	31,986	31,986
Housing Project Bond Program		
Government Securities	78,698	80,377
Deposits	7,663	7,663
Subtotal	86,361	88,040
FHA Insured Bond Program		
Government Securities	6,961	7,619
Deposits	90	90
Subtotal	7,051	7,709
Multi-Family Housing Bond Program		
Government Securities	9,234	10,017
Deposits	160	160
Subtotal	9,394	10,177
Residential Development Bond Program 1979 Series B		
Government Securities	12,326	14,795
Deposits	115	115
Subtotal	12,441	14,910
Residential Development Bond Program 1979 Series C		
Government Securities	20,712	21,578
Deposits	25	25
Subtotal	20,737	21,603

In thousands of dollars

	Cost	Market Value
Residential Development Bond Program 1980 Issue I		
Government Securities	\$ 17,703	\$ 21,795
Deposits	1	1
Subtotal	17,704	21,796
Residential Development Bond Program 1981 Issue II		
Government Securities	250	255
Repurchase Agreements	1,940	1,940
Deposits	10,241	10,241
Subtotal	12,431	12,436
Residential Development Bond Program 1982 Issue III		
Government Securities	17,614	20,964
Subtotal	17,614	20,964
Residential Development Bond Program 1982 Issue IV		
Government Securities	11,306	13,272
Deposits	19	19
Subtotal	11,325	13,291
Residential Development Bond Program 1983 Issue V		
Government Securities	2,254	2,749
Deposits	9	9
Subtotal	2,263	2,758
Moderate Rehabilitation Bond Program		
Government Securities	783	868
Deposits	25	25
Subtotal	808	893
Housing Revenue Bond Program (MBIA) Insured		
Government Securities	26,090	32,051
Deposits	4,456	4,456
Subtotal	30,546	36,507
Multi-Family Housing Bond Program (MBIA Insured)		
Government Securities	9,517	10,895
Repurchase Agreements	9,637	9,637
Deposits	141	141
Subtotal	19,295	20,673
Housing Revenue Bond Program (FNMA Guaranteed)		
Government Securities	20,609	20,918
Deposits	1,131	1,131
Subtotal	21,740	22,049
Multi-Family Mortgage Revenue Bond Program (GNMA Guaranteed)		
Government Securities	110,340	110,340
Deposits	3,916	3,916
Subtotal	114,256	114,256
Multi-Family Junior Revenue Bond Program		
Deposits	3,094	3,094
Subtotal	3,094	3,094

<i>In thousands of dollars</i>	Cost	Market Value
Housing Development Bond Program (MBIA Insured)		
Government Securities	\$ 14,120	\$ 13,524
Deposits	4,948	4,948
Subtotal	19,068	18,472
Residential Housing Revenue Bond Program		
Government Securities	29,898	31,452
Repurchase Agreements	5,391	5,391
Deposits	23,855	23,855
Subtotal	59,144	60,698
Multi-Family Residential Housing Revenue Bond Program		
Government Securities	6,574	6,873
Deposits	24,913	24,913
Subtotal	31,487	31,786
Rental Housing Revenue Bond Program		
Government Securities	1,681	1,604
Deposits	847	847
Subtotal	2,528	2,451
Multi-Family Residential Development Federally Taxable Bond Program		
Deposits	10,142	10,142

<i>In thousands of dollars</i>	Cost	Market Value
Multi-Family Residential Development Bond Program		
Deposits	\$ 30,574	\$ 30,574
Single Family Mortgage Purchase Bond Program		
Government Securities	19,864	26,165
Repurchase Agreements	20,354	20,354
Deposits	12,818	12,818
Subtotal	53,036	59,337
Single Family Housing Revenue Bond Program		
Deposits	160,309	160,309
Home Improvement Revenue Bond Program		
Government Securities	684	731
Deposits	1,221	1,221
Subtotal	1,905	1,952
Total	\$829,727	\$861,528

Investments of the Home Improvement Revenue Bond Program include instruments purchased using federal Community Development Block Grant Funds which are restricted as to their use. These investments are intended to reduce the interest rate on certain housing rehabilitation loans to eligible borrowers in certain designated cities.

Note E. Retirement Plan

Effective July 1, 1974, the Agency, in accordance with the provisions of Chapter 1003 of the Massachusetts Legislative Acts of 1973, became a participant in the MHFA Employees Retirement System (the "Plan"), a contributory retirement system that is separate from the Massachusetts State Employees' Retirement System.

The Plan covers all employees of the Agency who elected to join on July 1, 1974 and all persons employed subsequent to that date. Benefits vest after ten years of service. The Plan also provides death and disability benefits. The benefit amount is determined as a percentage based upon a sliding scale dependent on age at retirement, average annual salary and years of creditable service. These benefit provisions and all other requirements are established by state statute.

Agency employees are required to contribute between five and ten percent of their annual salary to the Plan, based on date of employment. The Agency is required to contribute the remaining amounts necessary to fund the Plan using the actuarial basis specified by statute.

The amount shown below as the "Pension Benefit Obligation" is a standardized disclosure measure of the present value of pension benefits, adjusted for the effects of projected salary increases and step-rate benefits, estimated to be payable in the future as a result of employee service to date. The measure is intended to help users assess the funding status of the Plan on a going-concern basis, assess progress made in accumulating sufficient assets to pay benefits when due, and make comparisons among employers. The measure is the actuarial present value of credited projected benefits and is independent of the funding method used to determine contributions to the Plan.

The pension benefit obligation as of December 31, 1989 presented below was computed as part of an update to an actuarial

valuation performed as of December 31, 1987. The actuarial valuation is based on the provisions of the General Laws of the Commonwealth of Massachusetts (principally Chapter 32) as of December 31, 1987, employee data provided by the employer, asset information reported by the Public Employees' Retirement Administration, and actuarial assumptions approved by the Retirement Law Commission. Significant actuarial assumptions used in the valuation include: (a) a rate of return on the investment of present and future assets of 8 percent a year compounded annually; (b) projected salary increases of 4½ percent a year compounded annually, attributable to inflation; (c) additional projected salary increases of 1½ percent a year, attributable to seniority/merit; and (d) postemployment benefit increases of 3% on the first \$9,000 of annual pension.

Assets in excess of the pension benefit obligation were \$2,126,000 at December 31, 1989, computed as follows, in thousands of dollars:

Pension Benefit Obligation:	
Retirees and beneficiaries currently receiving benefits and terminated employees not yet receiving benefits	\$1,716
Current employees:	
Employee contributions	3,662
Employer-financed (vested)	1,813
Employer-financed (non-vested)	1,696
Total pension benefit obligation	8,887
Assets at market value	11,013
Assets in excess of pension benefit obligation	\$2,126

Note E. Retirement Plan (Continued)

On March 8, 1988, the Agency adopted certain benefit enhancement sections of Chapter 697 of the Acts of 1987, the most notable being the repeal of the \$30,000 salary cap. This change has resulted in future additional pension expense to the Agency. The Plan's funding policy provides for periodic Agency contributions at actuarially determined rates that, expressed as percentages of annual covered payroll, are sufficient to accumulate sufficient assets to pay benefits when due. Agency contributions are determined using the individual entry age normal actuarial cost method. The Plan's policy is to amortize any excess funding over a 38-year period with payments increasing at 4.5% per year.

Total employee contributions and earnings thereupon to the Plan were \$645,000 for the Plan year ended December 31, 1989. These contributions are based upon a percentage of employee base pay (5% for employees hired before December 31, 1974, 7% for employees hired between January 1, 1975 and December 31, 1983 and 8% for employees hired after December 31, 1983). An additional 2% of base pay in excess of \$30,000 is required for employees hired after January 1, 1987. Pension expense was \$480,000 for fiscal year ended June 30, 1990. In addition, for the Plan years ended 1987, 1988, and 1989, the Agency's contributions to the Plan were made in accordance with actuarially determined requirements.

Significant actuarial assumptions used to compute contribution requirements are the same as those used to compute the standardized measure of the pension obligation discussed above.

Trend information gives an indication of the Plan's progress in accumulating sufficient assets to pay benefits when due and is provided in the following table (in thousands of dollars).

Historical trend and pension benefit obligation information for Plan years prior to 1987 is unavailable.

	Plan Years Ending December 31,		
	1987	1988	1989
Total pension benefit obligation	\$5,538	\$7,434	\$ 8,887
Assets at market value	6,767	8,206	11,013
Assets in excess of pension benefit obligation	\$1,229	\$ 772	\$ 2,126
Assets as a percent of pension benefit obligation	122%	110%	124%
Covered payroll	\$7,688	\$8,638	\$ 9,474
Assets in excess of pension benefit obligation as a percent of covered payroll	16%	9%	22%
Employer contributions	—	\$ 373	\$ 480
Employer contributions as a percent of covered payroll	—	4%	5%

Note F. Fund Balances

(a) Restricted Fund Balances

All funds and accounts established by the various bond resolutions of the Agency are restricted as to their use.

The fund balances of the Working Capital Fund and the Construction Lending Program are not restricted under the terms of the various bond resolutions and can be used by the Agency for any purpose authorized by the Act. The Agency has, therefore, adopted certain specific restrictions of the fund balances, as of June 30, 1990, of these two programs to provide for the following, in thousands of dollars:

Participation in the Department of Housing and Urban Development ("HUD") Co-insurance for Private Lenders program	\$ 2,500
Potential future multi-family mortgage loan losses and asset protection funding	19,500
Temporary loans to multi-family housing developments awaiting permanent financing	12,000
Participation in the rehabilitation and weatherization of residential properties programs conducted in various cities and towns of the Commonwealth	2,767
Operating reserve fund to ensure cash is provided for operating expenditures	4,000
Single family co-insurance (see Note L)	1,400
Downpayment and closing cost assistance program	1,000
Participation in FNMA delegated underwriting and servicing program	1,375
Indemnification reserve	3,000
Massachusetts Housing Loan Loss Reserve Fund (see Note L)	5,745

Agency provided mortgage insurance alternative for certain single family developments	\$ 160
Financing costs	600
Total Restrictions	\$54,047

(b) Unrestricted Fund Balances

In addition to funding its normal operating expenses, the Agency has used certain unrestricted fund balances in the Working Capital Fund and the Construction Lending Program to provide for the items discussed below:

To fund required deposits in the reserve funds established under its multi-family housing and single family mortgage purchase bond resolutions. The appropriate unrestricted fund, in some cases, has been reimbursed for these deposits through the collection of finance fees from projects funded from the various multi-family bond resolutions and from commitment fees collected from participating servicer banks under the single family bond resolutions.

To fund energy conservation loans for multi-family housing developments previously financed under existing bond programs of the Agency.

To fund certain multi-family housing mortgage loans and mortgage loan increases in anticipation of reimbursement from the proceeds of bonds to be sold under one or more of its existing new bond programs.

Pursuant to an agreement with MBIA, the Agency is required to maintain combined balances in the Working Capital Fund and Construction Lending Program, which are not pledged to any issue of bonds or notes of the Agency, at least equal to the maximum debt service requirement in any succeeding calendar year on those bonds issued under the July 26, 1984 and December 17, 1986 resolutions, which amount, at June 30, 1990, equals \$34.1 million, at least half of which must be unrestricted fund balances. This requirement has been met at June 30, 1990.

Note G. Mortgagors' Capital Reserve and Mortgage Reserve Fund Obligations

These obligations are being amortized as a proportionate amount of bonds are retired. The difference between the reduction of these obligations and the related interest and fees col-

lected is recognized as deferred fee income in the accompanying Balance Sheets.

Note H. Escrowed Funds

Deposits are received in the Working Capital Fund from developers on permanently financed projects to cover taxes, insurance, repair and replacement costs; for Section 8 Assistance

payments from HUD; and for commitment fees from servicer banks participating in the Single Family Mortgage Purchase Program.

Note I. Other Assets

Included in other assets of the Working Capital Fund are office equipment (\$2,920,000) and leasehold improvements (\$725,000), at cost, less accumulated depreciation and amortization (\$1,477,000). These assets are being depreciated or amor-

tized on a straight-line basis over the estimated useful life of the equipment (5 to 10 years) or the term of the lease.

Depreciation and amortization expense for the year ended June 30, 1990 amounted to \$450,000.

Note J. Allowances for Potential Uncollectible Amounts

Certain loans, interest and other receivable balances include allowance for potential uncollectible amounts, as follows, in thousands of dollars:

	Loans	Interest	Arrearage Notes Receivable
Working Capital Fund			\$ 1,180
Construction Lending Program	\$ 382	\$ 146	
Housing Project Bond Program	20,042	1,216	
Housing Revenue Bond Program (MBIA Insured)	6,700	450	
Moderate Rehabilitation Bond Program	450		

Note K. Bond and Note Indebtedness

Construction loan notes are issued to provide the Agency with funds for financing housing projects during the construction period. In such instances, the Agency has a commitment for permanent loans to be provided by other lenders.

Bond anticipation notes are issued to finance certain multi-family housing mortgage loans and mortgage increases for housing developments previously financed through the sale of Agency bonds. These loans (see Schedule 4) are expected to be permanently financed through future issuance of Agency bonds. There were \$16,430,000 in Bond Anticipation Notes outstanding at June 30, 1990.

Bonds are issued under various bond resolutions adopted by the Agency to permanently finance qualified housing developments and to provide for financing of housing developments during the construction period (see Schedule 3).

The Agency obtains first mortgage liens on the real property of such housing developments. Such liens on developments permanently financed by Agency bonds are assignable to the Agency as additional collateral for such bonds. Similar liens on developments for which interim financing is outstanding are collateral of the Agency in the event of default by the borrowers.

The bonds are issued in the form of serial bonds and term bonds. The term bonds require the establishment of a sinking fund in the year preceding any term bond mandatory redemption. Bonds are issued under certain of the Agency's resolutions in the form of Tax Exempt Capital Accumulator Bonds

("TECAs"), Capital Accumulator Bonds ("CABs"), Future Income Growth Securities ("FIGS"), and Growth and Income Securities ("GAINS"). The bonds are issued in various denominations.

Earned interest on TECAs and CABs is compounded into principal over the life of the bonds at a semi-annual compounding rate of return and such principal is payable to the holders only at maturity or upon redemption.

Earned interest on FIGS and GAINS is compounded into principal at a semi-annual compounding rate of return over a specified period of time. After such specified period of time, the compounded amount of such FIGS and GAINS becomes current interest bonds with coupon interest payable semi-annually until maturity or upon redemption.

The due dates, interest rates, sinking fund and mandatory redemption requirements and other information relating to bond and note indebtedness are presented in Schedules 3 and 4.

The term bonds of the Residential Development Bond Program 1981 Issue II Series A Resolution are option bonds maturing October 1, 2009. The holders of the 1981 Series A option bonds have the right to tender all or any part of the bonds for purchase at par on any October 1. The tendered option bonds will continue to be payable from amounts available under the Resolution to redeem bonds, or if such amounts are insufficient from drawings under a letter of credit agreement dated December 23, 1981 between the Agency and a bank. Bonds tendered and paid from

Note K. Bond and Note Indebtedness (Continued)

drawings under the letter of credit will continue to be outstanding for all purposes under the Resolution.

The principal maturities for the five years subsequent to June 30, 1990 are as follows, in thousands of dollars:

<i>Years ended June 30:</i>	1991	1992	1993	1994	1995
Housing Project Bond Program	\$8,555	\$ 9,115	\$ 9,735	\$10,370	\$11,060
FHA Insured Bond Program	640	680	735	785	840
Multi-Family Housing Bond Program	1,065	1,135	1,210	1,295	1,385
Residential Development Bond Programs:					
1979 Series B	1,395	1,490	1,590	1,700	1,820
1979 Series C	960	1,035	1,115	1,210	1,300
1980 Issue I	1,350	1,455	1,575	1,710	1,850
1981 Issue II	505	570	640	725	810
1982 Issue III	1,315	1,440	1,575	1,730	1,900
1982 Issue IV	1,510	1,660	1,825	570	510
1983 Issue V	425	460	500	545	600
Moderate Rehabilitation Bond Program	220	240	265	290	320
Housing Revenue Bond Program (MBIA Insured)	5,885	6,395	6,890	7,450	8,065
Multi-Family Housing Bond Program (MBIA Insured)	2,660	2,835	3,030	3,250	3,495
Housing Revenue Bond Program (FNMA Guaranteed)	1,645	1,785	1,950	1,519	880
Multi-Family Mortgage Revenue Bond Program (GNMA Guaranteed)			1,045	1,120	1,210
Multi-Family Junior Revenue Bond Program	220	510	545	575	610
Housing Development Bond Program (MBIA Insured)	1,310	1,390	1,470	1,570	1,670
Residential Housing Revenue Bond Program	2,315	3,335	4,290	4,545	4,835
Multi-Family Residential Housing Revenue Bond Program	255	510	600	650	710
Rental Housing Revenue Bond Program		160	170	175	185
Multi-Family Residential Development Federally Taxable (FNMA) Bond Program				70	80
Multi-Family Residential Development (FNMA) Bond Program				245	265
Single Family Mortgage Purchase Bond Program	6,020	6,515	7,070	7,700	8,395
Single Family Housing Revenue Bond Program	7,680	9,345	11,040	12,120	13,015
Home Improvement Revenue Bond Program	140	160	170	175	195

Bonds maturing nine and ten years after the date of issuance of each series are redeemable at the option of the Agency at prescribed redemption prices ranging from 103 percent to 100 percent of the principal amount.

In November 1979, the Residential Development Bond Program (adopted November 16, 1979) invested in 1979 Series B-II Bonds, issued by the Residential Development Bond Program (adopted June 8, 1979). These bonds bear interest at 12.3%.

On December 1, 1989 and June 1, 1990 the Agency used unexpended bond proceeds and mortgage loan prepayments to redeem, prior to maturity, \$7,850,000 of Single Family Mortgage Purchase Bonds and \$4,080,000 of Single Family Housing Revenue Bonds. These bonds were redeemed at par plus accrued interest and resulted in an aggregate loss of approximately \$421,000, which has been classified as an extraordinary item in the accompanying Statements of Revenues, Expenses and Changes in Fund Balances.

Note L. Commitments and Contingencies

The Agency has entered into two agreements with an independent insurer whereby the Agency co-insures single family primary mortgages. Under the first agreement, the insurer assumes the first \$809,000 of insurance risk, the Agency assumes the next \$4,200,000, and the insurer assumes the next \$33,000,000. In accordance with this agreement, the Agency is required to deposit as collateral \$809,000, which is included in investments of the Working Capital Fund. Under the second agreement, the insurer assumes the first \$825,000 of insurance risk, the Agency assumes the next \$1,650,000, and the insurer assumes the next \$30,500,000.

The Agency established the Massachusetts Housing Loan Loss Reserve Fund (the "Fund") within the Working Capital Fund to provide an alternative source of primary mortgage insurance for certain borrowers participating in the Single Family Bond Pro-

grams. At inception of the Fund in fiscal year 1989, the Agency transferred \$5 million to the Fund. The initial transfer, related premiums received, and interest earned thereon amounted to \$6,172,000 at June 30, 1990 which is included in a separate investment account within the Working Capital Fund. A portion of this amount, approximately \$4.8 million, is designated as collateral for insurance coverage relating to approximately \$51.5 million of single family loans.

At June 30, 1990, the Agency was committed to provide \$142,744,000 for undisbursed portions of existing and new construction mortgage loans (see Note 0 for subsequent commitments).

Under the terms of a lease for office space expiring in 1999, the Agency is committed to pay an annual minimum rental of \$1,634,000, inclusive of prorated share of operating expenses

and real estate taxes, subject to increases in building expenses. Rental expense under this lease amounted to \$1,590,000 for the year ended June 30, 1990.

The Agency leases certain office equipment under capital leases which are included in other assets of the Working Capital Fund. Future minimum rentals under those leases as of June 30, 1990 are as follows:

1991	\$ 268,000
1992	269,000
1993	269,000
1994	262,000
1995	83,000
	<u>1,151,000</u>
Less amount representing interest	164,000
Present value of capital lease obligations	<u>\$ 987,000</u>

The capital lease obligation is included in accounts payable and other liabilities of the Working Capital Fund.

In 1986, the Agency financed a mixed-income housing development known as Harbor Point, located in the City of Boston. Rent levels attained at Harbor Point have been significantly lower than projected and, consequently, the development is

Note M. Actions Taken on Mortgages

The Agency is the mortgagee in possession of The Close Building, a 61-unit development located in Boston. At June 30, 1990, the outstanding mortgage balance was \$1,416,000.

Note N. Related Party Transactions

As a result of amendments to the Act, the Agency has assumed administration of the Single Family Program and incurs administrative expenses on behalf of the Massachusetts Home Mortgage Finance Agency ("MHMFA"), for which it is reimbursed

incurring operating deficits. If the rent-up activity at the development does not improve, the ability of the development to meet its debt service obligations on such bonds may be impaired. The Agency has made commitments for four bridge loans to the development from its unrestricted funds. Of these loans, one was fully repaid in January 1990, leaving an additional commitment of approximately \$10 million, of which \$4 million is available for additional advances to the development. Approximately \$6 million of such advances is outstanding at June 30, 1990.

The Agency has been working with the development's owners to arrange for additional equity contributions and to obtain other additional assistance as part of a long-term financial plan for the development. The Agency intends to apply SHARP funds committed in the Commonwealth's fiscal year 1991 budget as well as other subsidies applied for through the Executive Office of Communities and Development for this purpose.

In the conduct of the Agency's business, it is involved in normal litigation matters. In the opinion of management and the Agency's counsel, the ultimate disposition of such litigation should not have a material adverse effect on the financial position of the Agency.

at the rate of \$120,000 per year, which is included in miscellaneous income. The Agency also paid certain costs on behalf of MHMFA, of which \$23,000 is included in other receivables at June 30, 1990.

Note O. Subsequent Events

On August 29, 1990, MHFA issued \$150,895,000 Single Family Housing Revenue Bonds, Series 13, 14, and 15 pursuant to the Single Family Housing Revenue Bond Resolution adopted by MHFA on September 12, 1985. Approximately \$29 million of the bond proceeds were transferred to MHMFA and have been used to defease the outstanding bonds payable of MHMFA. In exchange for the bond proceeds, MHMFA has transferred all its rights to and obligations under its Mortgage Loan Participation portfolio to the Agency. Approximately \$25 million of such receivables were transferred upon the defeasance of the MHMFA bonds. The balance of the bonds issued under Series 13, 14, and 15 will be used to make additional single family loans under the Agency's general lending, neighboring improvement, and new construction set-aside programs.

On September 11, 1990, the Agency voted to issue \$8,775,000 Single Family Housing Revenue Bonds, Series 16 pursuant to the Single Family Housing Revenue Bond Resolution adopted September 12, 1985. These bonds are being issued to refund certain bonds issued under the Agency's Single Family Mortgage Purchase Bond Resolution adopted in 1982.

On August 24, 1990, the Agency filed Articles of Organization with the Secretary of the Commonwealth to form the Massachu-

setts Housing Finance Agency Property Acquisition and Disposition Corporation (the "Corporation") in accordance with Massachusetts General Laws, Chapter 679 of the Acts of 1989. The Corporation was formed to take title to properties which collateralize Agency mortgage loans in the event of a foreclosure action taken by the Agency and also to prevent the loss of any federal or state rental subsidies in the event of such foreclosure action. The Agency's Members comprise the Board of Directors of the Corporation and the Agency's Executive Director is its president.

On September 11, 1990, the Agency foreclosed on, and the Corporation acquired title to, the following properties whose outstanding mortgage balances at June 30, 1990 were:

Lawrenceville	\$3,507,000
Woodledge	3,860,000
Norfield	1,153,000
	<u>\$8,520,000</u>

MASSACHUSETTS

HOUSING FINANCE AGENCY

JUNE 30, 1990

Permanently Financed Projects

<i>In thousands of dollars</i>	Housing Units	Mortgage Balance
Working Capital Fund		
Cast I		
9.000% due 6/1/1993	42	\$ 44
Rockland Place		
9.000% due 2/1/1996	204	117
Subtotal	246	161
Housing Project Bond Program		
<i>Adopted March 14, 1972</i>		
808 Memorial Drive Associates		
7.694% due 3/1/2021	301	11,226
14.000% due 3/1/2021		935
5.000% Debt Service Note		1,111
929 House		
6.901% due 3/1/2019	127	6,165
Academy Knoll Associates		
6.958% due 3/1/2018	109	2,310
Algonguin Heights Associates		
6.922% due 3/1/2019	201	5,141
B-L Associates		
7.902% due 3/1/2017	180	4,257
12.625% due 4/1/2017		308
Beacon Chatham West Associates I		
8.457% due 3/1/2017	300	6,005
11.400% due 3/1/2017		220
9.600% due 3/1/2017		120
8.700% due 3/1/2014		627
Beacon Chatham West Associates II		
7.904% due 3/1/2017	270	6,999
Beacon Park Associates		
6.958% due 3/1/2018	80	3,572
Beacon Pine Grove Associates I		
7.937% due 3/1/2013	289	4,428
12.625% due 4/1/2013		259
Bedford Village Associates		
6.958% due 3/1/2018	96	2,164
15.000% due 3/1/2018		94
Bellingham Associates		
7.904% due 3/1/2017	90	2,192
15.000% due 4/1/2017		196
10.625% due 3/1/2014		143
Bergen Associates		
6.922% due 3/1/2019	201	6,584
7.023% due 3/1/2018		184
Blackstone Company		
7.023% due 3/1/2018	145	5,449
Borinquen Associates		
7.030% due 3/1/2016	36	1,005
Brandy Hill Company		
8.116% due 3/1/2016	132	2,453
12.625% due 4/1/2016		531
Brayton Hill		
8.761% due 3/1/2017	100	1,743
14.000% due 3/1/2017		128
9.500% due 3/1/2017		121
Brighton Gardens Apartments		
7.902% due 3/1/2017	62	1,425

<i>In thousands of dollars</i>	Housing Units	Mortgage Balance
Briston Arms		
7.937% due 3/1/2018	154	\$2,979
Brookline Village Associates		
6.958% due 3/1/2018	307	8,857
Brownstone Gardens		
7.904% due 3/1/2017	100	2,168
Brownstones		
5.685% due 3/1/2013	35	443
Buttonwood Acres at New Bedford		
5.943% due 3/1/2014	132	2,009
C-W Associates		
5.915% due 3/1/2012	214	2,897
14.000% due 4/1/2012		388
10.625% due 4/1/2014		1,115
Canalside Apartments Associates		
7.937% due 3/1/2018	112	2,065
Carter Heights Associates		
7.133% due 3/1/2019	108	2,947
12.625% due 3/1/2019		212
Cast Associates		
5.915% due 3/1/2002	42	487
14.000% due 4/1/2012		36
12.000% Arrearage Note		15
Cast Associates II		
5.943% due 3/1/2014	9	158
7.612% due 4/1/2014		48
Channing Terrace Associates		
7.902% due 3/1/2017	45	977
15.000% due 3/1/2017		93
Charlysade Realty Trust		
7.937% due 3/1/2018	10	236
Chartwell Systems Realty Trust		
6.901% due 3/1/2019	404	6,999
15.000% due 4/1/2019		523
Chester Square Housing Associates		
7.937% due 3/1/2018	29	587
15.000% due 3/1/2018		34
Chestnut Park Associates		
6.901% due 3/1/2019	489	18,485
12.625% due 4/1/2019		490
0.000% due 1/1/1994		255
Christian Hill Associates		
7.902% due 3/1/2017	40	925
Clarkwood Realty Trust		
5.915% due 3/1/2012	30	158
Cleaves Court		
5.943% due 3/1/2016	36	585
8.116% due 3/1/2016		46
Close Building Associates		
7.030% due 3/1/2016	61	1,376
7.694% due 3/1/2016		40
Colonel Lovell's Gate Apartments Co.		
6.958% due 3/1/2018	176	4,575
Colonial Village Apartments		
7.937% due 3/1/2018	89	2,311
Commonwealth-Babcock Associates		
7.048% due 3/1/2019	210	5,923
15.000% due 3/1/2019		165
12.625% due 3/1/2019		86

<i>In thousands of dollars</i>	Housing Units	Mortgage Balance
Concord House Associates 6.958% due 3/1/2018	181	\$4,886
Conway Court Associates 7.904% due 3/1/2017	28	598
Cottage Brook Associates 5.943% due 3/1/2014 7.694% due 3/1/2014	147	2,350 2,104
Crawford House Apartments 5.685% due 3/1/2013 12.000% Arrearage Note	9	129 12
Cromwell Court Company 8.116% due 3/1/2016	124	2,380
Crowninshield Apartments Associates 6.958% due 3/1/2018	284	5,353
East Boston Community Associates 7.133% due 3/1/2019 13.000% Arrearage Note	96	1,952 38
Eatons Pond Associates 6.958% due 3/1/2018 15.000% due 4/1/2018	108	2,386 64
Ebenezer Homes, Inc. 7.902% due 3/1/2017 9.000% due 2/1/2018	32	509 190
Edmands House Apartments Associates 5.943% due 3/1/2014	190	3,575
Elmwood Towers Associates 7.902% due 3/1/2017	152	3,199
Everett Square Plaza Associates 6.922% due 3/1/2019	131	4,259
Federal Realty Associates Co. 7.937% due 3/1/2018 12.625% due 4/1/2018	52	844 225
Fernwood Associates Ltd./Eastbrook 5.943% due 3/1/2014 8.457% due 3/1/2014 12.625% due 3/1/2014	160	2,542 39 289
First Middleborough Realty Trust 6.958% due 3/1/2018 14.000% due 7/1/2018 10.000% Arrearage Note	64	1,302 171 163
Fort Heath Apartments 7.937% due 3/1/2018 14.000% due 3/1/2018	149	3,542 42
Franklin Park Associates, Ltd. 7.030% due 3/1/2016	220	6,429
Franklin Street Associates 8.457% due 3/1/2017	123	2,563
Fulton Street Apartments Associates 8.116% due 3/1/2016	28	462
Gardner Apartments Associates 7.937% due 3/1/2018 12.000% Arrearage Note	49	1,315 110
Glen Meadow at Franklin Apts. Trust 5.685% due 3/1/2013	288	3,780
Glendale Court Associates 6.958% due 3/1/2018	29	671
Gloucester Development Team & Assoc. 8.457% due 3/1/2017	80	1,661
Gosnold Grove Associates 7.019% due 3/1/2017	33	884
Greenfield Acres Associates 8.116% due 3/1/2016	94	1,678

<i>In thousands of dollars</i>	Housing Units	Mortgage Balance
Hamlet Associates 7.694% due 3/1/2016 15.000% due 4/1/2020	50	\$1,866 79
Hampshire Pine Apartments Assoc. 5.943% due 3/1/2014	50	632
Highland Village Associates 7.902% due 3/1/2017	110	1,679
Hillcrest Acres Associates 7.902% due 3/1/2017	100	1,886
Holly Street Associates 9.211% due 3/1/2017	71	1,352
Holyoke Hill Associates 7.937% due 3/1/2013	165	2,451
Holyoke Towers Associates 5.943% due 3/1/2014	122	2,281
Hotel Colonial Associates 7.048% due 3/1/2019	31	779
Housing Associates of Worcester 6.958% due 3/1/2018	250	6,519
Housing Innovations, Inc. 5.915% due 3/1/2012 7.902% due 3/1/2017 13.500% Arrearage Note 13.500% Arrearage Note 10.100% due 3/1/2012 10.100% due 3/1/2017 13.500% Arrearage Note	3	49 56 17 21 7 7 111
Housing Opportunities, Inc. 5.685% due 3/1/1998	9	70
Hunter Place Associates 7.133% due 3/1/2019	80	1,588
Independence Manor 6.958% due 3/1/2018	95	2,267
Inman Square Apartments Company 9.211% due 3/1/2017 11.400% due 3/1/2017	116	2,850 521
Intervale Magnolia Associates 5.685% due 3/1/2013 7.027% due 3/1/2013	88	1,276 1,310
J.T. Associates 6.958% due 3/1/2018	100	2,648
Jamaica Plain Company 7.133% due 3/1/2017	147	3,761
Jarvis Heights Apartment Associates 7.133% due 3/1/2019 12.625% due 3/1/2019	200	3,542 159
Johnsonia Building Trust 7.904% due 3/1/2017	52	755
KGA Development Group 8.116% due 3/1/2016	17	334
King's Beach Tower Associates 7.030% due 3/1/2016	183	4,782
King's Landing Company 7.902% due 3/1/2017 12.625% due 3/1/2017 10.100% due 3/1/2017	108	2,336 236 97
King's Lynne Apartments Company 7.694% due 3/1/2020	441	17,917
Knoll's Brook Associates 7.904% due 3/1/2017 15.000% due 4/1/2017	112	2,064 301

Permanently Financed Projects (Continued)

<i>In thousands of dollars</i>	Housing Units	Mortgage Balance	<i>In thousands of dollars</i>	Housing Units	Mortgage Balance
Lacasse Apartments Associates			Nor-Al Housing Associates		
7.902% due 3/1/2017	127	\$2,534	5.685% due 3/1/2013	57	\$1,051
14.000% due 4/1/2017		20	8.500% due 3/1/2013		451
10.000% Arrearage Note		127	8.700% due 3/1/2014		278
10.000% due 3/1/2017		97	Norfield Associates		
Landfall Apartments, Ltd.			7.902% due 3/1/2017	45	652
8.116% due 3/1/2016	16	306	7.321% due 5/1/2017		501
Landfall West Apartments, Ltd.			Norstin Associates		
7.904% due 3/1/2017	59	1,467	5.915% due 3/1/2012	32	480
10.000% Arrearage Note		302	8.116% due 3/1/2012		20
Lawrenceville Associates			14.000% due 3/1/2012		67
9.211% due 3/1/2017	149	2,865	North Shore Jewish Community		
11.400% due 3/1/2017		201	Housing for the Aged, Inc.		
13.500% Arrearage Note		352	9.211% due 3/1/2017	145	3,211
10.100% due 3/1/2017		89	North Village at Webster		
Leeds Village Associates			7.937% due 3/1/2013	134	1,830
7.937% due 3/1/2018	19	435	14.000% due 3/1/2013		385
Lexington Homes, Inc.			11.400% due 3/1/2013		259
7.133% due 3/1/2019	16	620	10.000% Arrearage Note		353
15.000% due 3/1/2019		24	Northampton Meadowbrook Associates		
Lexington Interfaith Corporation			7.902% due 3/1/2017	252	4,711
7.904% due 3/1/2017	6	164	Northeast Apartments Associates		
Lincoln Homes Corporation			8.116% due 3/1/2016	69	836
6.958% due 3/1/2018	125	3,583	10.000% Arrearage note		60
Lincoln Street Realty Company			Northern Heights Realty Company		
6.958% due 3/1/2018	1,213	26,885	7.904% due 3/1/2017	148	3,343
7.019% due 3/1/2017		318	Northridge Homes, Inc.		
Lord Manor Associates			6.958% due 3/1/2018	98	2,638
8.457% due 3/1/2017	94	2,324	Norway Housing Associates		
Loring Towers Associates			7.904% due 3/1/2017	136	2,625
8.116% due 3/1/2016	250	5,718	Oak Hills Housing Company		
8.700% due 3/1/2014		154	8.457% due 3/1/2017	60	1,444
Lower Roxbury Development Corp.			15.000% due 3/1/2017		98
5.943% due 3/1/2014	132	2,601	One Water Street Associates		
Lower Roxbury Development Shawmut			5.943% due 3/1/2014	164	2,800
8.457% due 3/1/2017	131	3,839	Orchard Hill Associates		
Residual Receipt Note		300	6.922% due 3/1/2019	220	4,940
Madison Park III Associates			14.000% due 3/1/2019		295
7.679% due 3/1/2020	120	4,714	10.000% Residual Receipts Note		364
12.625% due 3/1/2020		293	10.000% Closing Cost Note		57
Martenson Village Associates			Paul Revere Plaza Associates		
7.133% due 3/1/2019	12	548	7.133% due 3/1/2019	31	817
15.000% due 3/1/2019		15	15.000% due 3/1/2019		77
Mashpee United Church Village			Pequot Associates		
7.902% due 3/1/2017	145	3,110	7.133% due 3/1/2019	250	6,846
7.030% due 3/1/2016		36	Piano Craft Guild Associates		
Mercantile Wharf Associates			7.904% due 3/1/2017	174	3,205
6.958% due 3/1/2018	122	4,625	Pine Crest Company		
Merrimack Plaza Associates			8.116% due 3/1/2016	114	2,237
8.761% due 3/1/2018	449	9,929	10.000% due 3/1/2016		299
15.000% due 4/1/2017		903	Pine Grove Apts.		
Milton Residences for the Elderly			5.943% due 3/1/2014	72	939
5.943% due 3/1/2014	139	2,362	11.500% Arrearage Note		37
Mission Towers, Inc.			Residual Receipts Note		54
5.943% due 3/1/2014	117	2,238	10.000% due 3/1/2014		225
Monatiquot Village Associates			Powdermill Associates		
6.958% due 3/1/2018	324	7,932	9.103% due 3/1/2017	250	4,733
11.500% Arrearage Note		839	Pratt Street Realty Trust		
10.100% due 3/1/2018		463	7.133% due 3/1/2019	22	350
Mystic Valley Towers Associates			Putnam Square Apartments Company		
6.901% due 3/1/2019	465	13,053	5.915% due 3/1/2012	94	1,689
Newcastle Associates			Queen Anne's Gate Apartments		
6.958% due 3/1/2018	97	1,926	Company		
15.000% due 5/1/2018		259	5.943% due 3/1/2014	150	2,406

<i>In thousands of dollars</i>	Housing Units	Mortgage Balance
Queen Anne's Gate Apartments Co. II 6.958% due 3/1/2018	108	\$2,199
Quincy Tower Associates 6.922% due 3/1/2019	162	4,277
14.000% due 3/1/2019		329
Rap-Up I 5.685% due 3/1/2013	33	305
7.297% due 3/1/2013		249
Rifle Street 7.133% due 3/1/2019	74	1,246
Rita Hall Associates 6.958% due 3/1/2018	90	2,208
Riverside Village Company 5.943% due 3/1/2014	312	4,746
11.400% due 3/1/2014		519
Riverview Towers Company 6.958% due 3/1/2018	200	3,830
Roberts Amherst Associates 5.915% due 3/1/2012	204	2,628
7.937% due 3/1/2012		220
Roberts Fall River Associates 7.937% due 3/1/2013	404	6,361
Roberts Milford Associates 5.915% due 3/1/2012	304	4,928
7.679% due 3/1/2012		131
Roc-Sam Associates 6.958% due 3/1/2018	48	1,050
15.000% due 3/1/2018		28
Rockdale West at New Bedford 7.904% due 3/1/2019	225	4,479
11.400% due 3/1/2017		549
Rockingham Glen 6.958% due 3/1/2018	143	3,158
Rockland Place Associates 7.937% due 3/1/2018	204	3,729
11.000% due 2/1/2018		241
Rockledge Apartments Associates 7.048% due 3/1/2019	60	1,253
14.000% due 3/1/2019		119
Sargeant Arms Apartments Associates 8.116% due 3/1/2016	43	678
Schochet-Whitinsville Associates 7.133% due 3/1/2019	55	1,450
8.700% due 3/1/2014		86
Skyline Drive Apartments 5.685% due 3/1/2013	84	1,286
15.000% due 3/1/2013		68
Solemar at South Dartmouth 7.048% due 3/1/2019	200	4,738
7.694% due 3/1/2018		150
South Village at Southbridge Assoc. 7.133% due 3/1/2019	180	3,636
14.000% due 3/1/2019		330
11.500% Arrearage Note		189
11.500% Arrearage Note		95
Residual Receipts Note		148
St. Botolph Street Associates 8.116% due 3/1/2016	130	1,911
St. James Company 6.958% due 3/1/2018	193	4,461
St. Stephens Housing Associates 7.904% due 3/1/2017	130	3,455
Stratton Hill Associates 7.902% due 3/1/2017	156	3,187

<i>In thousands of dollars</i>	Housing Units	Mortgage Balance
Summer Hill Glen Associates 6.958% due 3/1/2018	120	\$2,573
TAB Associates 5.943% due 3/1/2014	71	1,094
7.606% due 3/1/2014		573
TAG Associates 8.761% due 3/1/2017	116	2,071
8.457% due 3/1/2017		55
Taurus Apartments Company 8.116% due 3/1/2016	38	789
Thane Street Associates 7.019% due 3/1/2017	6	204
The Woods at Wareham 5.685% due 3/1/2013	100	1,342
8.457% due 3/1/2013		216
12.625% due 3/1/2013		302
12.500% Arrearage Note		104
TK-RA-LR 5.685% due 3/1/2013	432	5,411
The United Company 5.685% due 3/1/2018	508	18,221
5.750% Residual Receipts Note		1,184
United Front Homes 6.958% due 3/1/2018	200	4,082
10.100% due 3/1/2018		628
Upton Inn Associates 7.937% due 3/1/2018	34	822
Wallingford Housing 7.679% due 3/1/2019	211	6,132
12.350% due 2/1/2020		325
Walnut Hill Tower Associates 7.019% due 3/1/2017	130	3,399
Wamsutta Apartments Company 9.103% due 3/1/2017	78	1,257
Waters & Company, Inc. 7.048% due 3/1/2019	8	233
Waterview Associates 7.133% due 3/1/2019	49	1,210
Wellington-Harrington Devt. Corp. 6.958% due 3/1/2018	45	1,280
Westborough Country Village Company 7.133% due 3/1/2019	87	1,956
Westwood Glen Associates 5.685% due 3/1/2013	156	2,405
Wilkins Glen Associates 8.457% due 3/1/2017	102	2,255
Wollaston Manor Associates 7.902% due 3/1/2017	164	3,581
11.400% due 3/1/2017		227
10.000% Arrearage Note		39
Woodledge Realty Trust 5.915% due 3/1/2012	130	1,762
6.801% due 3/1/2012		2,098
Worcester Episcopal Housing Company 6.958% due 3/1/2018	156	4,167
Worcester Street Trust 8.116% due 3/1/2016	31	525
9.000% due 3/1/2016		96
Yee Realty Associates 5.943% due 3/1/2014	12	212
Subtotal	24,872	594,803

Permanently Financed Projects (Continued)

<i>In thousands of dollars</i>	Housing Units	Mortgage Balance
FHA Insured Bond Program		
<i>Adopted October 13, 1978</i>		
Ashland Commons		
11.728% due 5/1/2024	95	\$ 4,846
Berkshiretown Associates		
7.323% due 9/1/2019	184	5,379
Dimock Bragdon		
11.728% due 11/1/2024	54	3,027
11.728% due 11/1/2024		64
Hancock Court		
11.728% due 6/1/2023	80	4,424
11.728% due 12/1/2023		13
Linden Towers Associates		
6.750% due 8/1/2019	249	7,176
Oxford Place		
11.728% due 11/1/2023	39	1,998
Prospect Heights Associates		
6.750% due 6/1/2019	96	2,719
Sycamore House		
6.770% due 4/1/2018	94	2,712
Symphony Plaza East		
6.750% due 3/1/2021	188	6,943
Symphony Plaza West		
6.750% due 5/1/2021	216	7,938
Subtotal	1,295	47,239
Section 8 Assisted Programs:		
Multi-Family Housing Bond Program		
<i>Adopted January 25, 1979</i>		
Anderson St. Associates		
7.800% due 5/1/2019	64	2,774
Arlington Park Associates		
7.800% due 5/1/2019	130	4,478
Blake Estates		
7.700% due 6/1/2010	175	4,947
Essex Towers		
7.800% due 1/1/2020	198	6,470
Glen Grove		
7.700% due 9/1/2009	125	4,072
Nehoiden Glen		
7.700% due 4/1/2009	61	1,613
North Andover Homes		
7.800% due 11/1/2019	230	8,558
Pheasant Hill		
7.800% due 3/1/2019	200	5,367
Rock Harbor Village		
7.800% due 5/1/2019	100	2,983
Saugus Commons Assoc. (partial)		
7.700% due 5/1/2011	266	6,129
Swan Pond Village		
7.000% due 9/1/2010	150	4,431
Trinity Housing		
7.800% due 3/1/2019	164	5,652
Valebrook Associates		
7.700% due 7/1/2010	150	4,828
Victory Gardens		
7.800% due 7/1/2019	87	2,822
Woodbury-Cunard Associates		
7.800% due 4/1/2019	17	531
Subtotal	2,117	65,655

<i>In thousands of dollars</i>	Housing Units	Mortgage Balance
Section 8: Assisted Programs:		
Residential Development 1979 Series B		
<i>Adopted June 8, 1979</i>		
Academy Associates		
8.000% due 12/1/2020	85	\$ 3,378
Brockton Commons Associates		
7.900% due 11/1/2010	139	4,450
Canton Village Associates		
7.900% due 2/1/2010	56	1,716
Car Barn		
7.900% due 10/1/2010	114	3,714
Cedar Glen Associates		
7.900% due 9/1/2010	114	3,581
Clark House Associates		
8.000% due 10/1/2020	100	3,526
Dom Narodowy Polski		
7.900% due 2/1/2011	50	1,638
10.125% due 2/1/2011		103
Fairhaven Village		
8.000% due 1/1/2021	169	6,423
Fitchburg Green Associates		
7.900% due 2/1/2011	159	5,625
Hemenway Apartments Company		
7.900% due 8/1/2010	183	5,693
Lincoln School Apartments, Inc.		
7.800% due 10/1/2010	60	2,420
Marcus Garvey Associates		
8.000% due 1/1/2021	161	6,494
McKinley House		
7.900% due 9/1/2010	105	3,112
Mt. View Terrace		
7.900% due 3/1/2011	194	6,607
7.900% due 3/1/2011		437
Newburyport Heritage House		
7.900% due 2/1/2011	101	3,718
Pine Crest II		
7.900% due 10/1/2010	120	3,600
Robinson-Cuticura Associates		
8.000% due 9/1/2020	94	3,475
Savin Hill Apartments Company		
7.900% due 12/1/2011	132	4,748
10.125% due 12/1/2011		95
Taurus at Fountain Hill Associates		
8.000% due 7/1/2021	73	2,998
10.125% due 7/1/2021		201
Wellington Community		
7.520% due 1/1/2022	180	7,735
10.125% due 1/1/2021		1,009
Whittier Terrace		
7.620% due 10/1/2021	163	6,581
Subtotal	2,552	93,077
Section 8 Assisted Programs:		
Residential Development 1979 Series C		
<i>Adopted November 16, 1979</i>		
Borden Place Associates (partial)		
8.000% due 4/1/2021	261	4,236
Central Annex		
7.900% due 11/1/2020	101	3,949
Chelsea Village		
1.960% due 8/1/2012	161	2,720
Harbor Loft		
7.900% due 10/1/2012	360	12,363
10.300% due 10/1/2012		566

<i>In thousands of dollars</i>	Housing Units	Mortgage Balance
Palmer Green Associates 8.554% due 10/1/2021	156	\$ 5,710
Park Gardens 7.900% due 7/1/2011	160	5,954
Solemar II 7.900% due 9/1/2012	124	1,845
Taunton Green Associates (partial) 7.900% due 2/1/2011 8.700% due 3/1/2014	75	1,325 247
The Market Mill Associates 8.000% due 10/1/2021 10.300% due 10/1/2021	230	10,505 752
Van der Heyden 8.000% due 9/1/2021	45	1,638
Wilson Gardens 9.000% due 6/1/2021	26	1,002
Subtotal	1,699	52,812

**Section 8 Assisted Programs:
Residential Development 1980 Issue I**

Adopted February 12, 1980

Arsenal Apts. 9.700% due 10/1/2012	156	6,849
Bay Meadows 8.800% due 7/1/2021	148	5,036
Beachmont Apts. 9.700% due 6/1/2012	40	1,762
Blake Estates II 9.700% due 1/1/2011	88	2,888
Borden Place (partial) 9.800% due 4/1/2021	261	5,418
Chelsea Square 9.000% due 9/1/2021	74	3,128
Chestnut Glen 9.700% due 11/1/2012	130	5,963
Fabens Building Associates 9.000% due 5/1/2011	37	1,571
Heritage Green Associates 9.000% due 8/1/2011	130	4,376
Hope Gardens Associates 9.700% due 12/1/2011	160	5,982
Hotel Worthy 9.270% due 1/1/2012	91	3,794
Maple Commons 9.740% due 10/1/2022 9.740% due 6/1/2023	173	6,939 652
Marble Street Associates 9.000% due 9/1/2021	162	6,172
Milhaus at Upton 9.700% due 4/1/2012	89	3,377
Mount Pleasant Apts. 9.700% due 10/1/2011	65	2,857
Noonan Glen 9.753% due 5/1/2012	18	810
Ocean Shores 7.800% due 5/1/2011	202	7,479
Peirce House 8.800% due 5/1/2011	34	1,193
Prescott Mills 9.000% due 1/1/2012	101	3,599
Rolfe House 9.200% due 1/1/2011	70	2,513

<i>In thousands of dollars</i>	Housing Units	Mortgage Balance
Saugus Commons (partial) 10.000% due 5/1/2011	266	\$ 3,458
Taber Mill 8.800% due 7/1/2011	151	5,569
Taunton Green (partial) 9.500% due 2/1/2011	75	1,302
Wait Street 8.800% due 11/1/2021	100	3,701
Waterway Apartments 9.270% due 5/1/2011	89	3,147
Subtotal	2,910	99,535

**Section 8 Assisted Programs:
Residential Development 1981 Issue II**

Adopted May 5, 1981

Dorchester House 12.465% due 6/1/2013	91	4,062
General Shepard 12.465% due 10/1/2013	106	4,932
Greenhill Towers 12.465% due 7/1/2013	174	7,545
Island Creek East 12.465% due 12/1/2013	58	2,348
Joseph House 12.465% due 5/1/2013	140	6,840
Lamplighter Village 12.465% due 12/1/2013	81	3,140
Michael's Associates 12.465% due 10/1/2012	86	4,087
Quaker Meadows 12.465% due 8/1/2013	103	5,659
Subtotal	839	38,613

**Section 8 Assisted Programs:
Residential Development 1982 Issue III**

Adopted May 21, 1982

Chelsea Village 13.500% due 8/1/2012	161	4,030
The Exchange Building 11.010% due 10/1/2013	8	387
Fairway Estates 11.009% due 7/1/2014	236	11,170
Falls View 10.110% due 8/1/2014	130	5,666
Framingham Green 10.110% due 7/1/2014	111	4,558
Gardner Terrace I 10.110% due 5/1/2015	144	4,112
James Mill 12.465% due 11/1/2013	98	4,943
Kent Village 12.465% due 6/1/2013	64	3,827
Lafayette Place 11.010% due 3/1/2014	125	6,062
Logan Park 11.010% due 4/1/2014	100	4,622
Norton Glen 12.465% due 11/1/2013	150	6,048
Peter's Grove 11.010% due 7/1/2014	96	4,515

Permanently Financed Projects (Continued)

<i>In thousands of dollars</i>	Housing Units	Mortgage Balance
River Run		
11.010% due 3/1/2014	76	\$ 3,674
Rockdale Common		
11.933% due 12/1/2013	40	1,741
11.932% due 12/1/2013		91
11.932% due 1/1/2014		40
Solemar II		
13.320% due 9/1/2012	124	2,500
St. Mathieu's		
12.465% due 6/1/2013	30	1,170
Tecumseh Mill		
11.010% due 3/1/2014	125	5,018
Wilbraham Commons		
12.465% due 6/1/2013	136	5,846
Subtotal	1,954	80,020

Section 8 Assisted Programs:
Residential Development 1982 Issue IV

Adopted September 16, 1982

Beacon Chambers		
11.763% due 10/1/2013	143	5,513
Bellingham Square		
11.763% due 8/1/2013	27	1,429
Cefalo Memorial		
11.763% due 10/1/2013	107	5,237
Kenmore Abbey		
11.763% due 2/1/2014	198	10,346
Liberty Pines		
11.763% due 9/1/2013	58	2,667
Longfellow Glen		
11.763% due 11/1/2013	120	6,049
Mill Pond		
11.763% due 11/1/2013	49	1,876
Old Mill Glen		
11.763% due 11/1/2013	50	2,540
Pequoig House		
11.763% due 10/1/2013	53	2,376
Powertown		
11.763% due 11/1/2013	81	3,855
Silsbee Towers		
11.763% due 2/1/2014	146	6,961
Subtotal	1,032	48,849

Section 8 Assisted Programs: Residential Development
1983 Issue V

Adopted December 8, 1983

Bridle Path Apts.		
10.500% due 7/1/2014	104	5,543
Burroughs Building		
10.500% due 8/1/2014	8	395
Cox Building		
11.000% due 10/1/2015	31	1,655
Washington House		
10.005% due 2/1/2014	14	578
Weeks School		
11.000% due 2/1/2015	75	3,348
Subtotal	232	11,519

Section 8 Assisted Programs:
Moderate Rehabilitation 1983 Series A

Adopted June 29, 1983

Boylston Brookside		
10.550% due 7/1/1999	6	87

<i>In thousands of dollars</i>	Housing Units	Mortgage Balance
Candor Place		
10.550% due 11/1/1999	6	\$ 97
Charlame Park		
10.550% due 12/1/1998	38	713
Chestnut Ave.		
10.550% due 9/1/1999	3	54
Dixwell I		
10.550% due 10/1/1999	6	86
Dixwell II		
10.550% due 2/1/1999	6	81
Dudley St. Apts.		
10.550% due 8/1/2002	26	588
Memorial Square		
10.550% due 8/1/1999	40	553
Villa Borinquen		
10.550% due 1/1/1999	57	656
Subtotal	188	2,915

Housing Revenue Bond Program
(MBIA Insured)

Adopted July 26, 1984

Academy Hill		
3.075% due 12/1/2016	28	1,546
Ames Privilege		
11.110% due 1/1/2016	138	4,724
Anchorage Apts.		
11.110% due 1/1/2016	112	3,463
Anchor's Weigh		
9.616% due 11/1/2016	87	6,395
Ardmore at Wellesley		
10.116% due 4/1/2016	36	2,357
Bittersweet Lane		
9.616% due 3/1/2018	35	1,902
Blue Hills Village		
11.110% due 9/1/2015	98	5,343
Centerville Woods		
10.610% due 1/1/2017	73	3,966
Chapman House		
9.616% due 3/1/2017	30	1,594
Church Corner		
9.616% due 5/1/2017	85	5,599
Gardner Terrace II		
10.614% due 11/1/2015	52	2,517
Hebronville Mill II		
8.000% due 2/1/2017	82	1,460
9.616% due 2/1/2020		5,383
Heywood Wakefield		
9.616% due 12/1/2016	173	10,125
Highland Apt.		
11.110% due 5/1/2016	118	5,512
Island Creek West		
11.560% due 12/1/2013	48	1,928
Malden Gardens		
10.610% due 12/1/2016	141	8,100
Mill House		
10.610% due 10/1/2015	103	2,985
North Stoughton Village		
11.560% due 7/1/2015	98	4,995
Olde Derby Village		
11.560% due 6/1/2016	139	7,457
Oxford House at Queeny Square		
9.616% due 6/1/2019	108	5,039

<i>In thousands of dollars</i>	Housing Units	Mortgage Balance
Ramblewood II 9.616% due 9/1/2016	138	\$ 7,184
Regency Towers 10.610% due 12/1/2017 8.000% due 12/1/2017	116	6,588 2,840
Riverboat Village 11.560% due 12/1/2016	170	7,419
Summit Hill 11.110% due 5/1/2016	127	5,039
Sumner Hill House 9.616% due 1/1/2017	75	3,887
Tent City 9.616% due 5/1/2018	271	19,341
The Millery 10.610% due 12/1/2016	98	5,433
Subtotal	2,779	150,121
Multi-Family Housing Bond Program (MBIA Insured) <i>Adopted November 22, 1985</i>		
706 Huntington 9.600% due 10/1/2018	39	2,438
Aurora Hotel 9.600% due 5/1/2017	85	2,611
Cass House/Roxbury Hills 9.600% due 12/1/2018	111	8,257
Centerville Woods 10.610% due 1/1/2017	73	609
Churchwood Apts. 8.800% due 6/1/2000	12	249
Douglas Plaza 9.600% due 5/1/2020	106	14,148
Dwight Street Manor 8.800% due 9/1/2001	30	594
Franklin School 9.600% due 2/1/2017	38	2,388
Hillberg Avenue 8.800% due 8/1/1999	6	150
Latin Academy 9.600% due 2/1/2017	58	3,574
Marian Gardens 10.340% due 4/1/2010	94	1,407
Neighborhood Partnership 8.800% due 9/1/2001	6	207
Perry Street I 8.800% due 8/1/2001	6	117
Perry Street II 8.800% due 8/1/2001	6	169
Perry Street III 8.800% due 8/1/2001	6	175
Plantation Towers 9.600% due 11/1/2017	107	8,225
Pleasant Plaza 9.600% due 6/1/2019	125	10,999
TDC III 9.600% due 8/1/2020	60	5,195
Verdean Gardens 9.600% due 6/1/2018	110	4,342
Walnut Street 8.800% due 10/1/1999	6	142
Subtotal	1,084	65,996

<i>In thousands of dollars</i>	Housing Units	Mortgage Balance
Housing Development Bond Program (MBIA Insured) <i>Adopted December 17, 1986</i>		
21-23 Dixwell St. 8.100% due 2/1/2018	6	\$ 291
Academy Hill 3.075% due 12/1/2016	27	278
Anchor's Weigh 8.100% due 11/1/2016	87	477
Bittersweet Lane 8.100% due 12/1/2018	35	759
Blue Hills Village 9.150% due 9/1/2015	98	112
Chapman House 8.100% due 3/1/2017	30	282
Church Corner 8.100% due 5/1/2017	85	864
Cobbett Hill 9.150% due 12/1/2018	117	11,319
Gardner Terrace II 8.100% due 12/1/2015	52	282
Heywood Wakefield 9.150% due 12/1/2016 8.100% due 12/1/2016	173	2,784 378
Indian Motorcycle 8.600% due 11/1/2029	139	8,626
Kimball Court 8.100% due 11/1/2018	180	15,256
Malden Gardens 9.150% due 12/1/2016	141	1,846
Mariner's Hill 8.100% due 9/1/2019 9.150% due 9/1/2019	90	8,798 601
Mill House 8.100% due 10/11/2016	103	977
North Stoughton Village 9.150% due 7/1/2015	98	160
Oxford House at Queeny Square 8.100% due 7/1/2019	108	1,620
Pleasant Plaza 9.150% due 7/1/2019	125	2,277
Regency Towers I 8.100% due 12/1/2017	119	2,076
Royal Worcester 8.100% due 9/1/2018	155	13,757
Stone Brook Farms 9.150% due 11/1/2018	202	19,143
Sumner Hill House 8.100% due 12/1/2016	75	523
TDC III 8.100% due 9/1/2020	59	105
Tent City 8.100% due 10/1/2018	271	6,439
The Millery 8.100% due 12/1/2016	98	729
Veardean Gardens 8.100% due 6/1/2018	110	4,032
Village at Mansfield Depot 8.100% due 10/1/2018	150	11,553
Subtotal	2,933	116,344

Permanently Financed Projects (Continued)

<i>In thousands of dollars</i>	Housing Units	Mortgage Balance
Residential Housing Revenue Bond Program		
<i>Adopted July 14, 1987</i>		
Belle Street Apts.		
8.570% due 8/1/2018	47	\$ 2,523
Brookside Estates		
8.500% due 6/1/2020	168	19,510
8.250% due 6/1/2020		1,271
Granite Package #5		
12.200% due 4/1/2019	217	10,301
Hampton Court		
8.500% due 9/1/2020	77	11,835
Kilmarnock Street		
8.570% due 3/1/2020	55	5,450
Littlebrook		
8.570% due 5/1/2019	96	9,018
Mass Mills I		
8.500% due 5/1/2020	152	13,294
Mill Valley Estaes		
8.500% due 3/1/2020	148	14,209
Museum Square		
8.570% due 1/1/2019	176	18,996
Ships Watch		
8.570% due 4/1/2019	99	10,208
South Holyoke Housing		
11.000% due 2/1/2019	47	1,147
Taunton Woods		
8.570% due 4/1/2018	120	8,819
The Bulfinch		
10.340% due 1/1/2018	15	1,851
Touraine Hotel		
8.570% due 7/1/2018	26	1,043
Village at Mansfield II		
8.500% due 5/1/2019	150	8,857
Whitney Carriage		
10.340% due 7/1/2018	181	16,908
Subtotal	1,774	155,240

Multi-Family Residential Housing Revenue Bond Program*Adopted January 12, 1988*

Fields Corner Granite		
9.351% due 5/1/2020	67	4,559
Granite Lena Park/BHP II		
9.734% due 5/1/2020	143	9,033
Washington-Columbia Apartments		
9.594% due 3/1/2020	151	8,772
Subtotal	361	22,364

Single Family Mortgage Purchase Bond Program*Adopted August 10, 1982*

1982 Series A	13.70%	5,659
1983 Series A	9.70%	24,985
1983 Series B	11.00%	30,849
1983 Series C	10.65%	13,357
1983 Series D	11.00%	547
1984 Series A	11.75%	21,083
1984 Series B	11.25%	22,157
1985 Series A	9.95%	79,834
Subtotal		198,471

<i>In thousands of dollars</i>	Housing Units	Mortgage Balance
Single Family Housing Revenue Bond Program		
<i>Adopted September 12, 1985</i>		
1985 Series 1	9.90%	\$ 55,028
1985 Series 1	COB 8.50%	15,602
1986 Series 2	8.85%	17,213
1986 Series 3	7.90%	62,675
1986 Series 3	COB 8.20%	22,224
1987 Series 4	7.90%	72,603
1987 Series 5	8.50%	58,021
1988 Series 6/7	8.50%	73,887
1988 Series 7	COB 8.45%	14,796
1988 Series 8/9	8.40%	90,880
1988 Series 9	HIP 8.40%	1,970
1989 Series 10	8.375%	16,643
1989 Series 11/12	8.45%	23,447
Subtotal		524,989
Single Family Home Improvement Revenue Bond Program		
<i>Adopted December 19, 1985</i>		
1985 First Series		2,022
Total	48,867	\$2,370,745

MASSACHUSETTS

HOUSING FINANCE AGENCY

JUNE 30, 1990

Working Capital Fund
In thousands of dollars

	Housing Units	Advances on Construction Mortgage Loans	Balance of Commitment
Cast I			
9.500% to permanent financing	42	\$ 118	
Total	42	\$ 118	

Construction Lending Programs
In thousands of dollars

	Housing Units	Advances on Construction Mortgage Loans	Balance of Commitment
FHA Insured Loans			
St. Botolph			
6.790% to permanent financing	52	\$ 11	
Subtotal	52	11	

Mortgage Loans and Increases

100 Centre Plaza			
11.125% to permanent financing	214	737	
Cass House/Roxbury Hills			
11.250% to permanent financing	111	411	
Douglass Plaza			
10.100% to permanent financing	106	4,617	\$ 1,842
Falls View Apartments			
11.500% to permanent financing	130	126	
Gardner Terrace I			
8.100% to permanent financing	144	384	17
Harbor Point			
11.500% to permanent financing	1,282	2,500	
9.000% to permanent financing		3,417	83
Hebronville Mill II			
9.000% to permanent financing	82	1,229	165
Heritage Common I			
9.250% to permanent financing	140	1,751	502
Highland Apartments			
8.750% to permanent financing	118	1,235	
Lamplighter Village			
10.400% to permanent financing	81	70	
Landfall West			
10.000% to permanent financing	59	60	12
Latin Academy			
8.250% to permanent financing	58	233	
Linwood Court			
7.000% to permanent financing	45	255	37
Merrimack Plaza			
9.500% to permanent financing	449	408	5,069
Middlebury Arms			
11.500% to permanent financing	64	310	
Rockdale Commons			
9.750% to permanent financing	40	105	
Skyline Drive II			
11.500% to permanent financing	108	23	346
Skyline Drive III			
11.500% to permanent financing	48	141	71

Construction Lending Programs (Continued)*In thousands of dollars*

	Housing Units	Advances on Construction Mortgage Loans	Balance of Commitment
South Holyoke Housing 12.000% to permanent financing	47	\$ 1,771	
The Chester 7.500% to permanent financing	29	38	\$ 347
Subtotal	3,355	19,821	8,491
Arrearage Notes			
Hotel Raymond	76	269	
Perry Street	6	113	
Subtotal	82	382	
Loan Commitments			
Cathedral Turnkey	96		15,243
Clarendon Hill	500		18,056
Dorchester Bay	58		108
Hunter Place	80		200
Lena Park	93		547
Lithgow Project	31		2,504
Mansfield Meadows	170		10,713
Massachusetts Mills I	160		3,347
Quincy-Geneva	101		817
Symphony Apartments	24		2,941
Infill Dixwell	52		218
130-132 Day Street	6		88
1899-1901 Columbus Avenue	6		83
2-4 Jess Street	6		21
106-106R Minden Street	6		88
60 Seaver Street	6		44
Subtotal	1,395		55,018
Total	4,884	\$20,214	\$63,509

Multi-Family Bond Programs**Housing Project Bond Program**

King's Beach Tower 9.200% to permanent financing	183	\$ 433	
Total	183	\$ 433	

Residential Development Bond Program, 1981 Issue II*Adopted May 5, 1981*

Whitney House 12.500% to permanent financing	50	\$ 250	\$ 1,944
Total	50	\$ 250	\$ 1,944

Housing Revenue Bond Program (MBIA Insured)*Adopted July 26, 1984*

Chapman Arms 9.500% to permanent financing	50	\$ 4,180	
Total	50	\$ 4,180	

Multi-Family Housing Bond Program (MBIA Insured)*Adopted November 22, 1985*

Oxford House 10.100% to permanent financing	108		\$ 3,200
Tent City 9.600% to permanent financing	270	\$ 5,877	123
Total	378	\$ 5,877	\$ 3,323

Multi-Family Bond Programs (Continued)*In thousands of dollars*

	Housing Units	Advances on Construction Mortgage Loans	Balance of Commitment
Multi-Family Mortgage Revenue Bond Program			
<i>Adopted December 10, 1985</i>			
Harbor Point			
9.850% to permanent financing	1,282	\$ 8,013	
Total	1,282	\$ 8,013	
Multi-Family Junior Revenue Bond Program			
<i>Adopted December 2, 1986</i>			
Harbor Point			
8.340% to permanent financing	1,282	\$ 29,978	\$ 22
Total	1,282	\$ 29,978	\$ 22
Residential Housing Revenue Bond Program			
<i>Adopted July 14, 1987</i>			
Cable Gardens			
8.750% to permanent financing	70	\$ 7,709	\$ 256
Hanover Woods			
8.900% to permanent financing	60	6,325	
8.750% to permanent financing		105	
Heritage Common I			
8.750% to permanent financing	140	11,119	
Kennedy Lofts			
8.900% to permanent financing	142	15,633	1,442
Kilmarnock Street			
9.070% to permanent financing	55	485	
Kimball Court III			
8.750% to permanent financing	167	14,466	3,236
Massachusetts Mills II			
8.750% to permanent financing	120	10,449	
8.900% to permanent financing		1,147	2,954
Riverview Meadows			
8.750% to permanent financing	81	9,542	
The Littleton			
8.900% to permanent financing	90	8,719	243
9.070% to permanent financing			310
Van Ness Terrace			
8.750% to permanent financing	50	4,642	24
Wakefield Place Association			
8.750% to permanent financing	175	20,103	1,066
Waterford Place			
8.900% to permanent financing	40	3,738	870
Total	1,190	\$114,182	\$10,401
Multi-Family Residential Housing Revenue Bond Program			
<i>Adopted January 12, 1988</i>			
Columbia Road Properties			
8.700% to permanent financing	134	\$ 2,468	\$ 5,295
LaConcha Rehabilitation			
10.130% to permanent financing	97	3,850	2,131
Quincy-Geneva II			
9.690% to permanent financing	94	5,199	1,454
VBC Apartments			
11.550% to permanent financing	30		1,557
Walnut/Washington Apts.			
9.500% to permanent financing	65	3,974	599
Washington-Columbia Apts. II			
8.600% to permanent financing	175		11,528
Total	595	\$ 15,491	\$22,564

Multi-Family Bond Programs (Continued)*In thousands of dollars*

	Housing Units	Advances on Construction Mortgage Loans	Balance of Commitment
Rental Housing Revenue Bond Program			
<i>Adopted July 11, 1989</i>			
Beaver Park and Gardens			
8.500% to permanent financing	228	\$ 16,459	\$ 131
Total	228	\$ 16,459	\$ 131
Multi-Family Residential Development Bonds (Taxable)			
<i>Adopted December 12, 1989</i>			
Audubon Apartments			
10.150% to permanent financing	37		\$ 3,312
Lithgow Development			
10.150% to permanent financing	31		2,504
Lorne Street Development			
10.150% to permanent financing	60	\$ 592	4,370
Total	128	\$ 592	\$10,186
Multi-Family Residential Development Bonds			
<i>Adopted December 12, 1989</i>			
Langham Court			
8.300% to permanent financing	84		\$ 9,995
Parmelee Court			
8.300% to permanent financing	74		8,723
Phillips Brooks School			
8.300% to permanent financing	56	\$ 2,104	3,403
Pilot Grove Hill Apts.			
8.300% to permanent financing	60	2,154	3,812
Roxbury Corners Housing			
8.300% to permanent financing	56	1,098	4,731
Total	330	\$ 5,356	\$30,664

MASSACHUSETTS

HOUSING FINANCE AGENCY

JUNE 30, 1990

Housing Project Bonds

<i>In thousands of dollars</i>	Outstanding June 30, 1989	Issued and Compounded	Retired	Outstanding June 30, 1990
1972 Series A Bonds—\$16,210,000 Serial Bonds which mature annually to 2012 at annual amounts ranging from \$425,000 to \$1,205,000 with interest payable semi-annually at rates ranging from 5.500% to 6.000%	\$ 16,610		\$ 400	\$ 16,210
1973 Series A Bonds—\$35,220,000 Serial Bonds which mature annually to 2013 at annual amounts ranging from \$800,000 to \$2,615,000 with interest payable semi-annually at rates ranging from 5.350% to 5.700%	35,980		760	35,220
1974 Series A Bonds—\$33,750,000 Serial Bonds which mature annually to 2014 at annual amounts ranging from \$670,000 to \$2,535,000 with interest payable semi-annually at rates ranging from 5.500% to 6.000%	34,400		650	33,750
1975 Series A Bonds—\$22,675,000 Serial Bonds which mature annually to 2016 at annual amounts ranging from \$295,000 to \$1,930,000 with interest payable semi-annually at rates ranging from 7.500% to 8.000%	22,950		275	22,675
1975 Series B Bonds—\$680,000 Serial Bonds which mature annually to 1995 at annual amounts ranging from \$115,000 to \$160,000 and \$10,870,000 Term Bonds maturing in 2017 with mandatory redemptions commencing in 1996 in annual amounts ranging from \$175,000 to \$970,000; all with interest payable semi-annually at rates ranging from 8.300% to 9.000%	11,655		105	11,550
1976 Series A Bonds—\$6,740,000 Term Bonds maturing in 2017 with mandatory redemptions in annual amounts ranging from \$65,000 to \$565,000 with interest payable semi-annually at a rate of 8.900%	6,800		60	6,740
1976 Series B Bonds—\$15,465,000 Term Bonds maturing in 2017 with mandatory redemptions in annual amounts ranging from \$165,000 to \$1,255,000 with interest payable semi-annually at a rate of 8.500%	15,615		150	15,465
1976 Series C Bonds—\$485,000 Serial Bonds which mature in 1991 and \$38,435,000 Term Bonds maturing in 2017 with mandatory redemptions commencing in 1992 in annual amounts ranging from \$520,000 to \$3,120,000; all with interest payable semi-annually at rates ranging from 7.000% to 7.750%	39,375		455	38,920
1976 Series D Bonds—\$255,000 Serial Bonds which mature in 1991 and \$22,605,000 Term Bonds maturing in 2017 with mandatory redemptions commencing in 1992 in annual amounts ranging from \$270,000 to \$1,825,000; all with interest payable semi-annually at rates ranging from 7.500% to 8.250%	23,095		235	22,860
1976 Series E Bonds—\$445,000 Serial Bonds which mature in 1991 and \$36,720,000 Term Bonds maturing in 2017 with mandatory redemptions commencing in 1992 in annual amounts ranging from \$475,000 to \$2,860,000; all with interest payable semi-annually at rates ranging from 7.200% to 7.750%	37,580		415	37,165
1976 Series F Bonds—\$950,000 Serial Bonds which mature annually to 1992 at annual amounts ranging from \$460,000 to \$490,000 and \$40,485,000 Term Bonds maturing in 2018 with mandatory redemptions commencing in 1993 in annual amounts ranging from \$525,000 to \$3,155,000; all with interest payable semi-annually at rates ranging from 7.000% to 7.750%	41,865		430	41,435

Housing Project Bonds (Continued)

<i>In thousands of dollars</i>	Outstanding June 30, 1989	Issued and Compounded	Retired	Outstanding June 30, 1990
1977 Series A Bonds—\$9,965,000 Serial Bonds which mature annually to 1995 at annual amounts ranging from \$1,755,000 to \$2,250,000 and \$125,760,000 Term Bonds maturing in 2018 with mandatory redemptions commencing in 1996 in annual amounts ranging from \$2,395,000 to \$9,670,000; all with interest payable semi-annually at rates ranging from 6.300% to 6.875%	\$ 137,375		\$ 1,650	\$ 135,725
1977 Series B Bonds—\$3,640,000 Serial Bonds which mature annually to 1997 at annual amounts ranging from \$425,000 to \$625,000 and \$32,670,000 Term Bonds maturing in 2019 with mandatory redemptions commencing in 1998 in annual amounts ranging from \$665,000 to \$2,580,000; all with interest payable semi-annually at rates ranging from 6.500% to 7.000%	36,710		400	36,310
1977 Series C Bonds—\$4,970,000 Serial Bonds which mature annually to 1997 at annual amounts ranging from \$590,000 to \$845,000 and \$43,070,000 Term Bonds maturing in 2019 with mandatory redemptions commencing in 1998 in annual amounts ranging from \$900,000 to \$3,360,000; all with interest payable semi-annually at rates ranging from 6.000% to 6.800%	48,595		555	48,040
1977 Series D Bonds—\$2,845,000 Serial Bonds which mature annually to 1997 at annual amounts ranging from \$335,000 to \$485,000 and \$24,765,000 Term Bonds maturing in 2019 with mandatory redemptions commencing in 1998 in annual amounts ranging from \$520,000 to \$1,930,000; all with interest payable semi-annually at rates ranging from 6.200% to 6.800%	27,925		315	27,610
1978 Series A Bonds—\$5,555,000 Serial Bonds which mature annually to 1998 at annual amounts ranging from \$560,000 to \$850,000 and \$36,640,000 Term Bonds maturing in 2020 with mandatory redemptions commencing in 1999 in annual amounts ranging from \$905,000 to \$2,780,000; all with interest payable semi-annually at rates ranging from 5.900% to 6.750%	42,730		535	42,195
1978 Series B Bonds—\$6,285,000 Serial Bonds which mature annually to 1999 at annual amounts ranging from \$530,000 to \$900,000; \$11,665,000 Term Bonds maturing in 2008, \$27,320,000 Term Bonds maturing in 2019 and \$3,975,000 Term Bonds maturing in 2021 with mandatory redemptions commencing in 2000 in annual amounts ranging from \$960,000 to \$3,165,000; all with interest payable semi-annually at rates ranging from 6.500% to 7.400%	49,745		500	49,245
1981 Series A Bonds—Block I, dated February 1, 1982, \$815,000 Term Bonds maturing in 2005 and \$1,390,000 Term Bonds maturing in 2014 with mandatory redemptions in annual amounts ranging from \$20,000 to \$230,000; all with interest payable semi-annually at 14.400%	2,220		15	2,205
1981 Series A Bonds—Block II, dated March 1, 1982, \$820,000 Term Bonds maturing in 2005 and \$2,815,000 Term Bonds maturing in 2014 with mandatory redemptions in annual amounts ranging from \$25,000 to \$455,000; all with interest payable semi-annually at 13.625%	3,655		20	3,635
1981 Series A Bonds—Block III, dated April 1, 1982, \$1,375,000 Term Bonds maturing in 2005 and \$2,285,000 Term Bonds maturing in 2014 with mandatory redemptions in annual amounts ranging from \$30,000 to \$410,000; all with interest payable semi-annually at 13.750%	3,685		25	3,660

Housing Project Bonds (Continued)

<i>In thousands of dollars</i>	Outstanding June 30, 1989	Issued and Compounded	Retired	Outstanding June 30, 1990
1981 Series A Bonds—Block IV, dated September 1, 1982, \$1,075,000 Term Bonds maturing in 2005 and \$2,280,000 Term Bonds maturing in 2014 with mandatory redemptions in annual amounts ranging from \$25,000 to \$375,000; all with interest payable semi-annually at 12.625%	\$ 3,380		\$ 25	\$ 3,355
1981 Series A Bonds—Block V, dated October 1, 1982, \$820,000 Term Bonds maturing in 2005 and \$1,650,000 Term Bonds maturing in 2014 with mandatory redemptions in annual amounts ranging from \$25,000 to \$245,000; all with interest payable semi-annually at 11.400%	2,490		20	2,470
1985 Series A Bonds—\$2,110,000 Term Bonds maturing in 2014 with mandatory redemptions in annual amounts ranging from \$25,000 to \$190,000 with interest payable semi-annually at a rate of 9.600%	2,135		25	2,110
1988 Series A Bonds—\$1,615,000 Term Bonds maturing in 2014 with mandatory redemptions in annual amounts ranging from \$20,000 to \$140,000 with interest payable semi-annually at a rate of 8.70%	1,635		20	1,615
1988 Series B Bonds—\$1,290,000 Term Bonds maturing in 2014 with mandatory redemptions in annual amounts ranging from \$10,000 to \$125,000 with interest payable semi-annually at a rate of 10.625%	1,300		10	1,290
Total	\$649,505		\$ 8,050	\$641,455

FHA Insured Bonds

1978 Series A Bonds—\$8,175,000 Serial Bonds which mature annually to 2003 at annual amounts ranging from \$445,000 to \$865,000; \$5,200,000 Term Bonds maturing in 2008 with mandatory redemptions commencing in 2004 in annual amounts ranging from \$915,000 to \$1,175,000; \$22,715,000 Term Bonds maturing in 2021 with mandatory redemptions commencing in 2009 in annual amounts ranging from \$1,245,000 to \$2,485,000; all with interest payable semi-annually at rates ranging from 5.400% to 6.500%	\$ 36,510		\$ 420	\$ 36,090
1982 Series A Bonds—\$1,530,000 Serial Bonds which mature annually to 1996 at annual amounts ranging from \$195,000 to \$325,000; \$14,805,000 Term Bonds maturing in 2002, 2023, and 2024 with mandatory redemptions commencing in 1997 in annual amounts ranging from \$360,000 to \$1,675,000; all with interest payable semi-annually at rates ranging from 7.500% to 11.625%; \$1,140,000 Tax-Exempt Capital Accumulator Bonds maturing in 2014 at a rate of 11.438% with mandatory redemptions commencing in 2003 in annual compounded amounts ranging from \$590,521 to \$716,268	17,535	\$120	180	17,475
Total	\$ 54,045	\$120	\$ 600	\$ 53,565

Multi-Family Housing Bonds (Section 8 Assisted)

1979 Series A—\$10,855,000 Serial Bonds which mature annually to 1998 at annual amounts ranging from \$1,065,000 to \$1,700,000; \$63,855,000 Term Bonds maturing in 2005, 2018, and 2021 with mandatory redemptions commencing in 1999 in annual amounts ranging from \$1,820,000 to \$3,810,000; all with interest payable semi-annually at rates ranging from 6.700% to 7.400%	\$ 75,705		\$ 995	\$ 74,710
Total	\$ 75,705		\$ 995	\$ 74,710

Residential Development Bonds (Section 8 Assisted)

<i>In thousands of dollars</i>	Outstanding June 30, 1989	Issued and Compounded	Retired	Outstanding June 30, 1990
1979 Series B—\$8,835,000 Serial Bonds which mature annually to 1996 at annual amounts ranging from \$1,255,000 to \$1,715,000; \$82,765,000 Term Bonds maturing in 2008 and 2022 with mandatory redemption commencing in 1997 in annual amounts ranging from \$1,825,000 to \$5,150,000; all with interest payable semi-annually at rates ranging from 6.200% to 7.200%	\$ 92,780		\$ 1,180	\$ 91,600
1979 Series B II—\$11,380,000 Serial Bonds which mature annually to 2012 at annual amounts ranging from \$120,000 to \$1,350,000 with interest payable semi-annually at a rate of 12.300%	11,485		105	11,380
1985 Series A—\$1,530,000 Term Bonds maturing in 2014 with mandatory redemptions in annual amounts ranging from \$20,000 to \$140,000 with interest payable semi-annually at a rate of 9.625%	1,545		15	1,530
Total	\$105,810		\$ 1,300	\$104,510

Residential Development Bonds (Section 8 Assisted)

1979 Series C—\$13,560,000 Serial Bonds which mature annually to 2000 at annual amounts ranging from \$940,000 to \$1,880,000; \$57,180,000 Term Bonds maturing in 2004, 2012 and 2022 with mandatory redemptions commencing in 2001 in annual amounts ranging from \$1,250,000 to \$5,030,000; all with interest payable semi-annually at rates ranging from 7.000% to 8.625%	\$ 71,615		\$ 875	\$ 70,740
1985 Series A—\$1,445,000 Term Bonds maturing in 2014 with mandatory redemptions in annual amounts ranging from \$15,000 to \$130,000 with interest payable semi-annually at a rate of 9.800%	1,460		15	1,445
1988 Series A—\$260,000 Term Bonds maturing in 2014 with mandatory redemptions in annual amounts ranging from \$5,000 to \$25,000 with interest payable semi-annually at a rate of 8.700%	265		5	260
Total	\$ 73,340		\$ 895	\$ 72,445

Residential Development Bonds 1980 Issue I (Section 8 Assisted)

1980 Series A—\$4,415,000 Serial Bonds which mature annually to 1995 at annual amounts ranging from \$750,000 to \$1,030,000; \$67,285,000 Term Bonds maturing in 1999, 2017 and 2023 with mandatory redemptions commencing in 1996 in annual amounts ranging from \$1,110,000 to \$4,970,000; all with interest payable semi-annually at rates ranging from 7.750% to 9.250%	\$ 72,395		\$ 695	\$ 71,700
1980 Series B—\$3,525,000 Serial Bonds which mature annually to 1995 at annual amounts ranging from \$600,000 to \$820,000; \$43,250,000 Term Bonds maturing in 2000, 2011, 2016 and 2024 with mandatory redemptions commencing in 1996 in annual amounts ranging from \$305,000 to \$3,630,000; all with interest payable semi-annually at rates ranging from 7.000% to 9.300%	47,330		555	46,775
Total	\$119,725		\$ 1,250	\$118,475

Residential Development Bonds 1981 Issue II (Section 8 Assisted)

<i>In thousands of dollars</i>	Outstanding June 30, 1989	Issued and Compounded	Retired	Outstanding June 30, 1990
1981 Series A—\$36,965,000 Option Bonds with mandatory redemptions upon notice prior to maturity in annual amounts ranging from \$505,000 to \$4,300,000; \$6,500,000 Term Bonds maturing in 2009 (\$1,120,000) and 2010 (\$5,380,000); all with interest payable semi-annually at rates ranging from 11.500% to 14.000%	\$ 44,530		\$ 1,065	\$ 43,465
Total	\$ 44,530		\$ 1,065	\$ 43,465

Residential Development Bonds 1982 Issue III (Section 8 Assisted)

1982 Series A—\$2,660,000 Serial Bonds which mature annually to 1996 at annual amounts ranging from \$270,000 to \$515,000; \$33,880,000 Term Bonds maturing in 2002, 2013 and 2014 with mandatory redemptions commencing in 1997 in annual amounts ranging from \$580,000 to \$3,490,000; all with interest payable semi-annually at rates ranging from 9.500% to 12.750%	\$ 36,790		\$ 250	\$ 36,540
1982 Series B—\$6,400,000 Serial Bonds which mature annually to 1995 at annual amounts ranging from \$840,000 to \$1,330,000; \$33,115,000 Term Bonds maturing in 2013 and 2014 with mandatory redemptions commencing in 2003 in annual amounts ranging from \$1,470,000 to \$4,125,000; all with interest payable semi-annually at rates ranging from 7.000% to 10.875%; \$4,093,000 Tax Exempt Capital Accumulator Bonds maturing in 2002 at a rate of 10.597% with mandatory redemptions commencing in 1996 in annual compounded amounts ranging from \$1,472,283 to \$1,501,934	43,981	\$ 401	775	43,607
1983 Series A—\$2,620,000 Serial Bonds which mature annually to 1998 at annual amounts ranging from \$205,000 to \$405,000; \$15,580,000 Term Bonds maturing in 2001, 2012, 2014 with mandatory redemptions commencing in 1999 in annual amounts ranging from \$445,000 to \$1,625,000; all with interest payable semi-annually at rates ranging from 6.500% to 10.000%	18,390		190	18,200
Total	\$ 99,161	\$ 401	\$ 1,215	\$ 98,347

Residential Development Bonds 1982 Issue IV (Section 8 Assisted)

1982 Series A—\$4,995,000 Serial Bonds which mature annually to 1992 at annual amounts ranging from \$1,510,000 to \$1,825,000; \$47,675,000 Term Bonds maturing in 2013 and 2014 with mandatory redemptions commencing in 2003 in annual amounts ranging from \$2,010,000 to \$6,085,000; all with interest payable semi-annually at rates ranging from 7.000% to 11.700%; \$8,604,000 Tax Exempt Capital Accumulator Bonds maturing in 1994 and 2002 at rates ranging from 11.191% to 11.836% with mandatory redemptions commencing in 1993 in annual compounded amounts ranging from \$1,883,293 to \$2,026,039	\$ 61,728	\$ 921	\$ 1,375	\$ 61,274
Total	\$ 61,728	\$ 921	\$ 1,375	\$ 61,274

Residential Development Bonds 1983 Issue V (Section 8 Assisted)

<i>In thousands of dollars</i>	Outstanding June 30, 1989	Issued and Compounded	Retired	Outstanding June 30, 1990
1983 Series A—\$3,915,000 Serial Bonds which mature annually to 1996 at annual amounts ranging from \$425,000 to \$725,000; \$7,685,000 Term Bonds maturing in 2003 with mandatory redemptions commencing in 1997 in annual amounts ranging from \$795,000 to \$1,315,000; all with interest payable semi-annually at rates ranging from 8.750% to 10.600%; \$2,253,000 Tax Exempt Capital Accumulator Bonds maturing in 2014 at a rate of 11.232% with mandatory redemptions commencing in 2004 in annual compounded amounts ranging from \$1,606,824 to \$1,621,084	\$ 14,009	\$ 234	\$ 390	\$ 13,853
Total	\$ 14,009	\$ 234	\$ 390	\$ 13,853

Moderate Rehabilitation Bonds (Section 8 Assisted)

1983 Series A—\$3,495,000 Term Bonds maturing in 1999 with mandatory redemptions in annual amounts ranging from \$220,000 to \$470,000; with interest payable semi-annually at a rate of 10.000%	\$ 3,695		\$ 200	\$ 3,495
Total	\$ 3,695		\$ 200	\$ 3,495

Housing Revenue Bonds (MBIA Insured)

1984 Series A—\$9,700,000 Serial Bonds which mature annually to 1998 at amounts ranging from \$750,000 to \$1,500,000; \$22,570,000 Term Bonds maturing in 2001 and 2007 with mandatory redemptions commencing in 1999 at amounts ranging from \$1,650,000 to \$3,260,000; all with interest payable semi-annually at rates ranging from 8.000% to 10.375%; \$2,632,000 Tax Exempt Capital Accumulator Bonds maturing in 2015 at a rate of 11.486% with mandatory redemptions commencing in 2008 in annual compounded amounts ranging from \$3,675,000 to \$3,689,089	\$ 35,319	\$ 278	\$ 695	\$ 34,902
1984 Series B—\$21,495,000 Serial Bonds which mature annually to 1996 at amounts ranging from \$2,375,000 to \$3,905,000; \$19,955,000 Term Bonds maturing in 2009 with mandatory redemptions commencing in 2006 at annual amounts ranging from \$4,275,000 to \$5,210,000; all with interest payable semi-annually at rates ranging from 8.000% to 10.375%; \$12,415,000 Tax Exempt Capital Accumulator Bonds which mature annually from 1997 to 2005 at rates ranging from 10.000% to 10.900% at compounded amounts ranging from \$4,270,000 to \$4,280,000; \$3,329,000 Tax Exempt Capital Accumulator Bonds maturing in 2015 at a rate of 11.000% with mandatory redemptions commencing in 2010 in annual compounded amounts ranging from \$6,347,463 to \$6,349,473	57,868	1,531	2,205	57,194
1985 Series A—\$19,890,000 Serial Bonds which mature annually to 1995 at amounts ranging from \$2,760,000 to \$3,950,000; \$50,070,000 Term Bonds maturing in 2005 and 2014 with mandatory redemptions commencing in 2003 at annual amounts ranging from \$2,440,000 to \$5,890,000; all with interest payable semi-annually at rates ranging from 6.900% to 9.250%; \$9,530,000 Tax Exempt Capital Accumulator Bonds which mature annually from 1996 to 2002 at rates ranging from 8.700% to 9.400% at annual compounded amounts ranging from \$2,440,000 to \$4,275,000; \$9,516,000 Future Income Growth Securities maturing in 2016 at a rate of 9.600% with a mandatory redemption in 2015 in a compounded amount of \$9,300,000	89,948	1,648	2,590	89,006

Housing Revenue Bonds (MBIA Insured) (Continued)

<i>In thousands of dollars</i>	Outstanding June 30, 1989	Issued and Compounded	Retired	Outstanding June 30, 1990
1989 Series A—\$4,795,000 Term Bonds maturing in 2016 with mandatory redemptions commencing in 1991 in annual amounts ranging from \$60,000 to \$375,000; with interest payable semi-annually at 7.600%		\$ 4,795		\$ 4,795
Total	\$183,135	\$ 8,252	\$ 5,490	\$185,897

Multi-Family Housing Bonds (MBIA Insured)

1985 Series A—\$27,465,000 Serial Bonds which mature annually to 1997 at annual amounts ranging from \$2,660,000 to \$4,380,000; \$44,320,000 Term Bonds maturing in 2005 and 2018 with mandatory redemptions commencing in 2003 in annual amounts ranging from \$2,060,000 to \$6,025,000; all with interest payable semi-annually at rates ranging from 6.300% to 8.875%; \$4,962,000 Capital Appreciation Bonds which mature annually from 1998 to 2002 at rates ranging from 8.400% to 9.000% at annual compounded amounts ranging from \$2,245,000 to \$2,450,000; \$13,222,000 Growth and Income Securities maturing in 2012 at a rate of 9.500% with mandatory redemptions commencing in 2006 in annual compounded amounts ranging from \$2,690,000 to \$4,265,000	\$ 90,892	\$ 1,577	\$ 2,500	\$ 89,969
Total	\$ 90,892	\$ 1,577	\$ 2,500	\$ 89,969

Multi-Family Housing Revenue Bonds (FNMA Guaranteed)

1984 Series A—\$6,425,000 Serial Bonds which mature semi-annually to 1993 at amounts ranging from \$805,000 to \$1,045,000; \$4,190,000 Term Bonds maturing in 2005 with mandatory redemptions commencing in 2004 in semi-annual amounts ranging from \$1,180,000 to \$1,315,000; all with interest payable semi-annually at rates ranging from 8.000% to 10.000%; \$10,124,000 Tax Exempt Capital Accumulator Bonds which mature semi-annually from 1994 to 2003 at rates ranging from 9.000% to 10.400% at compounded amounts ranging from \$1,090,000 to \$1,170,000	\$ 21,293	\$ 871	\$ 1,510	\$ 20,654
Total	\$ 21,293	\$ 871	\$ 1,510	\$ 20,654

Multi-Family Mortgage Revenue Bonds (GNMA Guaranteed)

1985 Series A—\$14,030,000 Serial Bonds which mature semi-annually from 1992 to 2001 at amounts ranging from \$515,000 to \$1,035,000; \$104,445,000 Term Bonds maturing in 2009 and 2020 with mandatory redemptions commencing in 2002 in semi-annual amounts ranging from \$1,075,000 to \$5,345,000; all with interest payable semi-annually at rates ranging from 7.000% to 9.125%; \$4,043,000 Tax Exempt Capital Accumulator Bonds maturing in 2032 at a rate of 10.000% with mandatory redemptions commencing in 2021 in semi-annual compounded amounts ranging from \$5,828,419 to \$5,832,049	\$122,142	\$ 376		\$122,518
Total	\$122,142	\$ 376		\$122,518

Multi-Family Junior Revenue Bonds

\$6,680,000 Serial Bonds which mature semi-annually from 1991 to 2000 at amounts ranging from \$220,000 to \$455,000; \$26,380,000 Term Bonds maturing in 2003 and 2015 with mandatory redemptions commencing in 2001 in semi-annual amounts ranging from \$475,000 to \$1,410,000; all with interest payable semi-annually at rates ranging from 5.900% to 8.000%	\$ 33,060			\$ 33,060
Total	\$ 33,060			\$ 33,060

Housing Development Bonds (MBIA Insured)

<i>In thousands of dollars</i>	Outstanding June 30, 1989	Issued and Compounded	Retired	Outstanding June 30, 1990
1986 Series A—\$10,395,000 Serial Bonds which mature annually to 1998 at amounts ranging from \$895,000 to \$1,485,000; \$81,760,000 Term Bonds maturing in 2006, 2019 and 2029 with mandatory redemptions commencing in 1999 in annual amounts ranging from \$340,000 to \$5,740,000; all with interest payable semi-annually at rates ranging from 5.250% to 7.750%	\$ 93,000		\$ 845	\$ 92,155
1987 Series A—\$8,525,000 Serial Bonds which mature annually from 1990 to 2002 at amounts ranging from \$415,000 to \$995,000; \$35,195,000 Term Bonds maturing in 2007 and 2018 with mandatory redemptions commencing in 2003 in annual amounts ranging from \$1,080,000 to \$3,560,000; all with interest payable semi-annually at rates ranging from 6.200% to 9.000%	43,720			43,720
Total	\$136,720		\$ 845	\$135,875

Residential Housing Revenue Bonds

1987 Series A (Federally Taxable)—\$23,900,000 Term Bonds maturing in 1993, 1998, 2008 and 2018 with mandatory redemptions in annual amounts ranging from \$175,000 to \$2,095,000; all with interest payable semi-annually at rates ranging from 8.750% to 10.000%	\$ 24,060		\$ 160	\$ 23,900
1987 Series B Bonds—\$18,700,000 Serial Bonds which mature annually to 2002 at amounts ranging from \$1,105,000 to \$2,020,000; \$41,190,000 Term Bonds maturing in 2006 and 2020 with mandatory redemptions commencing in 2003 in annual amounts ranging from \$1,400,000 to \$4,630,000; all with interest payable semi-annually at rates ranging from 5.750% to 8.500%; \$5,261,000 Growth and Income Securities maturing in 2011 with mandatory redemptions commencing in 2007 in annual compounded amounts ranging from \$1,950,000 to \$2,535,000 with interest at 9.000% compounded semi-annually until 1999 and payable semi-annually thereafter	65,514	\$ 442	805	65,151
1987 Series C (Federally Taxable)—\$13,685,000 Term Bonds maturing in 2020 with mandatory redemptions in annual amounts ranging from \$65,000 to \$1,130,000 with interest payable semi-annually at a rate of 10.900%	13,700		15	13,685
1988 Series A Bonds—\$23,945,000 Serial Bonds which mature annually from 1990 to 2003 at amounts ranging from \$945,000 to \$2,485,000; \$47,360,000 Term Bonds maturing in 2008 and 2021 with mandatory redemptions commencing in 2004 in annual amounts ranging from \$1,685,000 to \$5,425,000; all with interest payable semi-annually at rates ranging from 5.750% to 8.400%; \$6,345,000 Growth and Income Securities maturing in 2013 with mandatory redemptions commencing in 2009 in annual compounded amounts ranging from \$2,530,000 to \$3,270,000 with interest at 8.800% compounded semi-annually until 2000 and payable semi-annually thereafter	77,126	524		77,650
1988 Series B Bonds—\$10,485,000 Serial Bonds which mature annually from 1991 to 2000 at amounts ranging from \$365,000 to \$1,400,000; \$84,515,000 Term Bonds maturing in 2008 and 2023 with mandatory redemptions commencing in 2001 in annual amounts ranging from \$1,535,000 to \$6,220,000; all with interest payable semi-annually at rates ranging from 6.250% to 8.100%	95,000			95,000

Residential Housing Revenue Bonds (Continued)

<i>In thousands of dollars</i>	Outstanding June 30, 1989	Issued and Compounded	Retired	Outstanding June 30, 1990
1989 Series A Bonds—\$6,140,000 Serial Bonds which mature annually from 1991 to 2002 at amounts ranging from \$100,000 to \$725,000; \$40,355,000 Term Bonds maturing in 2009, 2015 and 2027 with mandatory redemptions commencing in 2003 in annual amounts ranging from \$785,000 to \$2,910,000; all with interest payable semi-annually at rates ranging from 7.000% to 8.200%	\$ 46,495			\$ 46,495
Total	\$321,895	\$ 966	\$ 980	\$321,881

Multi-Family Residential Housing Revenue Bonds

1988 Series A Bonds—\$6,580,000 Serial Bonds which mature annually from 1990 to 2000 at amounts ranging from \$255,000 to \$865,000; \$48,320,000 Term Bonds maturing in 2008 and 2021 with mandatory redemptions commencing in 2001 in annual amounts ranging from \$940,000 to \$3,840,000; all with interest payable semi-annually at rates ranging from 6.300% to 8.800%	\$ 54,900			\$ 54,900
1989 Series A—\$1,470,000 Serial Bonds which mature annually from 1991 to 2000 at amounts ranging from \$60,000 to \$205,000; \$11,560,000 Term Bonds maturing in 2009 and 2022 with mandatory redemptions commencing in 2001 in annual amounts ranging from \$220,000 to \$905,000; all with interest payable semi-annually at rates ranging from 6.550% to 7.800%		\$13,030		13,030
1989 Series B—\$1,825,000 Term Bonds maturing in 2022 with mandatory redemptions commencing in 1992 in annual amounts ranging from \$5,000 to \$140,000; with interest payable semi-annually at 9.600%		1,825		1,825
Total	\$ 54,900	\$14,855		\$ 69,755

Rental Housing Revenue Bonds

1989 Series One—\$2,495,000 Serial Bonds which mature annually from 1991 to 2002 at amounts ranging from \$160,000 to \$265,000; \$16,505,000 Term Bonds maturing in 2009 and 2026 with mandatory redemptions commencing in 2003 in annual amounts ranging from \$280,000 to \$1,265,000; all with interest payable semi-annually at rates ranging from 6.100% to 7.200%		\$19,000		\$19,000
Total		\$19,000		\$19,000

**Multi-Family Residential Development Federally Taxable Bonds
(Fannie Mae Collateralized)**

1989 Issue One—\$11,000,000 Term Bonds maturing 2009 and 2023 with mandatory redemptions commencing in 1993 in semi-annual amounts ranging from \$35,000 to \$505,000; all with interest payable semi-annually at rates ranging from 9.200% to 9.250%		\$11,000		\$11,000
Total		\$11,000		\$11,000

Multi-Family Residential Development Bonds (Fannie Mae Collateralized)

<i>In thousands of dollars</i>	Outstanding June 30, 1989	Issued and Compounded	Retired	Outstanding June 30, 1990
1989 Series A—\$2,140,000 Serial Bonds which mature annually from 1993 to 2000 at amounts ranging from \$110,000 to \$180,000; \$34,620,000 Term Bonds maturing in 2009 and 2028 with mandatory redemptions commencing in 2001 in semi-annual amounts ranging from \$185,000 to \$1,430,000; all with interest payable semi-annually at rates ranging from 6.300% to 7.650%		\$36,760		\$36,760
Total		\$36,760		\$36,760

Single Family Mortgage Purchase Bond Program

1982 Series A—\$1,160,000 Serial Bonds which mature semi-annually to 1994 at amounts ranging from \$105,000 to \$165,000; \$8,830,000 Term Bonds maturing in 1997 and 2009 with mandatory redemptions commencing in 1995 in annual amounts ranging from \$135,000 to \$565,000; all with interest payable semi-annually at rates ranging from 11.750% to 13.375%; \$667,000 Tax Exempt Capital Accumulator Bonds maturing in 2014 at a rate of 12.707% with mandatory redemptions commencing in 2010 in semi-annual compounded amounts ranging from \$575,000 to \$1,174,724	\$ 11,065	\$ 78	\$ 486	\$ 10,657
1983 Series A—\$4,230,000 Serial Bonds which mature semi-annually to 1997 at amounts ranging from \$210,000 to \$375,000; \$24,846,000 Term Bonds maturing in 2003, 2013 and 2014 with mandatory redemptions commencing in 1998 in semi-annual amounts ranging from \$405,000 to \$1,430,000; all with interest payable semi-annually at rates ranging from 6.000% to 9.125%	30,278	10	1,212	29,076
1983 Series B—\$5,360,000 Serial Bonds which mature semi-annually to 1995 at amounts ranging from \$380,000 to \$610,000; \$23,635,000 Term Bonds maturing in 1998, 2001 and 2007 with mandatory redemptions commencing in 1996 in semi-annual amounts ranging from \$115,000 to \$1,885,000 all with interest payable semi-annually at rates ranging from 9.000% to 10.750%; \$9,254,000 Tax Exempt Capital Accumulator Bonds maturing in 2014 at a rate of 10.914% with mandatory redemptions commencing in 2007 in semi-annual compounded amounts ranging from \$5,798,025 to \$5,816,122	39,511	933	2,195	38,249
1983 Series C—\$4,045,000 Serial Bonds which mature semi-annually to 1997 at amounts ranging from \$195,000 to \$365,000; \$10,255,000 Term Bonds maturing in 2001 and 2007 with mandatory redemptions commencing in 1998 in semi-annual amounts ranging from \$380,000 to \$680,000 all with interest payable semi-annually at rates ranging from 8.250% to 10.125%; \$2,645,000 Tax Exempt Capital Accumulator Bonds maturing in 2014 at a rate of 10.606% with mandatory redemptions commencing in 2008 in semi-annual compounded amounts ranging from \$1,636,872 to \$1,653,961	17,485	260	800	16,945
1983 Series D—\$705,000 Term Bonds maturing in 2014 with mandatory redemptions in semi-annual amounts ranging from \$5,000 to \$30,000 with interest payable semi-annually at a rate of 10.500%	790		85	705
1984 Series A—\$9,465,000 Serial Bonds which mature semi-annually to 1999 at amounts ranging from \$315,000 to \$760,000; \$16,320,000 Term Bonds maturing in 2008 and 2009 with mandatory redemptions commencing in 2005 in semi-annual amounts ranging from \$1,445,000 to \$2,110,000; all with interest payable semi-annually at rates ranging from				

Single Family Mortgage Purchase Bond Program (Continued)

<i>In thousands of dollars</i>	Outstanding June 30, 1989	Issued and Compounded	Retired	Outstanding June 30, 1990
8.900% to 11.375%; \$5,636,000 Tax Exempt Capital Accumulator Bonds maturing in 2015 at a rate of 11.991% with mandatory redemptions commencing in 2010 in semi-annual compounded amounts ranging from \$6,437,777 to \$6,454,101	\$ 32,606	\$ 620	\$ 1,805	\$ 31,421
1984 Series B—\$11,315,000 Serial Bonds which mature semi-annually to 1999 at amounts ranging from \$390,000 to \$880,000; \$9,895,000 Term Bonds maturing in 2009 with mandatory redemptions commencing in 2006 in semi-annual amounts ranging from \$1,015,000 to \$1,385,000; all with interest payable semi-annually at rates ranging from 8.500% to 10.625%; \$6,549,000 Tax Exempt Capital Accumulator Bonds maturing in 2000 through 2015 at rates ranging from 11.000% to 11.394% with mandatory redemptions commencing in 2000 in semi-annual compounded amounts ranging from \$81,913 to \$4,317,635	28,952	686	1,879	27,759
1985 Series A—\$18,000,000 Serial Bonds which mature semi-annually to 1995 at amounts ranging from \$1,355,000 to \$1,970,000; \$53,800,000 Term Bonds maturing in 2009 and 2016 with mandatory redemptions commencing in 2008 in semi-annual amounts ranging from \$2,405,000 to \$5,070,000; all with interest payable semi-annually at rates ranging from 7.000% to 9.500%; \$8,517,000 Tax Exempt Capital Accumulator Bonds which mature semi-annually from 1996 to 2001 at rates ranging from 9.000% to 10.000% at amounts ranging from \$401,720 to \$1,057,728; \$7,512,000 Future Income Growth Securities maturing in 2011 at a rate of 9.875% with mandatory redemptions commencing in 2010 in semi-annual compounded amounts ranging from \$3,235,709 to \$3,751,194	91,425	1,447	5,043	87,829
Total	\$252,112	\$ 4,034	\$ 13,505	\$242,641

Single Family Housing Revenue Bonds

Series 1—\$17,995,000 Serial Bonds which mature semi-annually to 1995 at amounts ranging from \$1,360,000 to \$1,995,000; \$31,065,000 Term Bond maturing in 2010 and 2012 with mandatory redemptions commencing in 1997 in semi-annual amounts ranging from \$485,000 to \$2,020,000; all with interest payable semi-annually at rates ranging from 7.200% to 9.375%; \$16,740,000 Converted Option Bonds which consist of Serial Bonds which mature semi-annually to 1998 at amounts ranging from \$90,000 to \$160,000 and Term Bonds maturing in 2001 and 2017 with mandatory redemptions commencing in 1999 in semi-annual amounts ranging from \$170,000 to \$690,000; all with interest payable semi-annually at rates ranging from 5.750% to 8.100%; \$2,427,000 Serial Capital Appreciation Bonds which mature semi-annually in 1996 at 8.900% at compounded amounts of \$2,075,000 and \$2,075,000; \$17,900,000 Growth and Income Securities maturing in 2017 at a rate of 10.000% with mandatory redemptions commencing in 2012 in semi-annual compounded amounts ranging from \$2,356,282 to \$3,839,379

\$ 88,860	\$ 1,867	\$4,600	\$ 86,127
-----------	----------	---------	-----------

Series 2—\$2,825,000 Serial Bonds which mature semi-annually to 1998 at amounts ranging from \$120,000 to \$225,000; \$14,830,000 Term Bonds maturing in 2002 and 2014 with mandatory redemptions commencing in 1999 in semi-annual amounts ranging from \$235,000 to \$820,000; all with interest payable semi-annually at rates ranging from 6.000% to 8.250%

18,270		615	17,655
--------	--	-----	--------

Single Family Housing Revenue Bonds (Continued)

<i>In thousands of dollars</i>	Outstanding June 30, 1989	Issued and Compounded	Retired	Outstanding June 30, 1990
<i>Series 3</i> —\$17,190,000 Serial Bonds which mature semi-annually to 2001 at amounts ranging from \$520,000 to \$1,065,000; \$45,600,000 Term Bonds maturing in 2005 and 2014 with mandatory redemptions commencing in 2002 in semi-annual amounts ranging from \$1,100,000 to \$2,690,000; all with interest payable semi-annually at rates ranging from 4.900% to 7.300%; \$22,910,000 Converted Option Bonds which consist of \$4,670,000 Serial Bonds which mature semi-annually from 1990 to 1999 at amounts ranging from \$180,000 to \$335,000 and \$18,240,000 Term Bonds maturing in 2010 and 2014 with mandatory redemptions commencing in 2000 in semi-annual amounts ranging from \$335,000 to \$1,020,000; all with interest payable semi-annually at rates ranging from 5.500% to 7.875%	\$ 88,045		\$ 2,345	\$ 85,700
<i>Series 4</i> —\$19,770,000 Serial Bonds which mature semi-annually to 2001 at amounts ranging from \$595,000 to \$1,230,000; \$52,965,000 Term Bonds maturing in 2005 and 2014 with mandatory redemptions commencing in 2002 in semi-annual amounts ranging from \$1,275,000 to \$3,135,000; all with interest payable semi-annually at rates ranging from 5.000% to 7.375%	74,445		1,710	72,735
<i>Series 5</i> —\$13,380,000 Serial Bonds which mature semi-annually from 1989 to 2000 at amounts ranging from \$450,000 to \$890,000; \$47,960,000 Term Bonds maturing in 2014 and 2015 with mandatory redemptions commencing in 2001 in semi-annual amounts ranging from \$920,000 to \$2,590,000; all with interest payable semi-annually at rates ranging from 5.700% to 8.375%	62,310		970	61,340
<i>Series 6</i> —\$8,805,000 Serial Bonds which mature semi-annually from 1990 to 2001 at amounts ranging from \$260,000 to \$560,000; \$26,490,000 Term Bonds maturing in 2010 and 2014 with mandatory redemptions commencing in 2002 in semi-annual amounts ranging from \$580,000 to \$1,570,000; all with interest payable semi-annually at rates ranging from 5.000% to 8.100%	35,400		105	35,295
<i>Series 7</i> —\$8,640,000 Serial Bonds which mature semi-annually from 1990 to 2003 at amounts ranging from \$195,000 to \$505,000; \$31,240,000 Term Bonds maturing in 2014 and 2016 with mandatory redemptions commencing in 2004 in semi-annual amounts ranging from \$520,000 to \$3,305,000; all with interest payable at rates ranging from 5.500% to 8.400%; \$40,000,000 Converted Option Bonds which consist of \$4,955,000 Serial Bonds which mature semi-annually from 1991 to 2000 at amounts ranging from \$185,000 to \$360,000 and \$35,045,000 Term Bonds maturing in 2009 and 2020 with mandatory redemptions commencing in 2001 in semi-annual amounts ranging from \$375,000 to \$1,700,000; all with interest payable semi-annually at rates ranging from 6.900% to 8.100%	80,000		120	79,880
<i>Series 8</i> —\$17,965,000 Serial Bonds which mature semi-annually from 1997 to 2003 at amounts ranging from \$865,000 to \$1,745,000; \$32,735,000 Term Bonds maturing in 2017 with mandatory redemptions commencing in 2011 in semi-annual amounts ranging from \$1,985,000 to \$3,100,000; all with interest payable semi-annually at rates ranging from 6.800% to 7.700%	50,700			50,700

Single Family Housing Revenue Bonds (Continued)

<i>In thousands of dollars</i>	Outstanding June 30, 1989	Issued and Compounded	Retired	Outstanding June 30, 1990
<i>Series 9</i> —\$8,205,000 Serial Bonds which mature semi-annually from 1992 to 1996 at amounts ranging from \$555,000 to \$1,090,000; \$101,795,000 Term Bonds maturing in 2006, 2010 and 2021 with mandatory redemptions commencing in 2004 in semi-annual amounts ranging from \$865,000 to \$6,790,000; all with interest payable semi-annually at rates ranging from 6.400% to 8.100%	\$ 110,000			\$ 110,000
<i>Series 10</i> —\$4,690,000 Serial Bonds which mature semi-annually from 1991 to 2003 at amounts ranging from \$100,000 to \$290,000; \$14,425,000 Term Bonds maturing in 2009 and 2017 with mandatory redemptions commencing in 2004 in semi-annual amounts ranging from \$300,000 to \$835,000; all with interest payable semi-annually at rates ranging from 6.800% to 7.700%	19,115			19,115
<i>Series 11</i> —\$39,000,000 Term Bonds maturing in 2020 and 2022 with mandatory redemptions commencing in 2006 in semi-annual amounts ranging from \$290,000 to \$2,380,000; all with interest payable semi-annually at rates ranging from 7.750% to 7.850%		\$39,000		39,000
<i>Series 12</i> —\$5,050,000 Serial Bonds which mature semi-annually from 1993 to 2000 at amounts ranging from \$185,000 to \$460,000; \$12,515,000 Term Bonds maturing in 2013 with mandatory redemptions commencing in 2001 in semi-annual amounts ranging from \$380,000 to \$565,000; all with interest payable semi-annually at rates ranging from 6.500% to 7.600%		17,565		17,565
Total	\$627,145	\$58,432	\$ 10,465	\$675,112

Home Improvement Revenue Bonds

<i>First Series</i> —\$1,640,000 Serial Bonds which mature semi-annually to 1998 at amounts ranging from \$70,000 to \$125,000; \$1,430,000 Term Bonds maturing in 2002 with mandatory redemptions commencing in 1999 in semi-annual amounts ranging from \$130,000 to \$175,000; all with interest payable semi-annually at rates ranging from 7.000% to 8.875%	\$ 3,205		\$ 135	\$ 3,070
Total	\$ 3,205		\$ 135	\$ 3,070

MASSACHUSETTS

HOUSING FINANCE AGENCY

JUNE 30, 1990

Construction Loan Notes

<i>In thousands of dollars</i>	Outstanding June 30, 1989	Issued	Retired	Outstanding June 30, 1990
Issue 170—Block I 6.350% 08/23/88 to 03/01/90	\$ 4,000		\$ 4,000	
Issue 170—Block II 6.450% 08/23/88 to 03/01/90	10,000		10,000	
Issue 170—Block III 6.450% 08/23/88 to 03/01/90	10,000		10,000	
Issue 170—Block IV 6.500% 08/23/88 to 03/01/90	10,000		10,000	
Issue 170—Block V 6.520% 08/23/88 to 03/01/90	5,215		5,215	
Total	\$39,215		\$39,215	

Bond Anticipation Notes**Residential Housing Revenue**

Issue Two, Series 1 9.250% 11/29/89 to 02/28/90	\$15,000	\$15,000	
Refunding Issue Two, Series 2 9.000% 02/28/90 to 05/30/90	15,000	15,000	
Refunding Issue Two, Series 3 9.200% 05/30/90 to 08/30/90	15,000		\$15,000
Issue One, Series 1 6.450% 12/27/89 to 06/27/90	1,430	1,430	
Issue One, Series 2 6.500% 06/27/90 to 03/05/91	1,430		1,430
Total	\$47,860	\$31,430	\$16,430

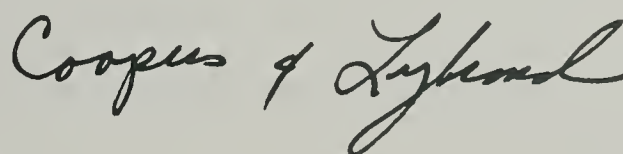
To the Members of the Agency
Massachusetts Home Mortgage Finance Agency:

We have audited the accompanying balance sheets of the various funds of Massachusetts Home Mortgage Finance Agency (the "Agency") as of June 30, 1990, and the related statements of revenues, expenses, and changes in fund balances and of cash receipts and expenditures for the year then ended. These financial statements are the responsibility of the Agency's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards and government auditing standards. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of the various funds of the Massachusetts Home Mortgage Finance Agency as of June 30, 1990, their revenues, expenses, and changes in fund balances, and their cash receipts and expenditures for the year then ended in conformity with generally accepted accounting principles.

As more fully described in Note H to the financial statements, the Massachusetts Housing Finance Agency has issued certain bonds, the proceeds of which will be used, in part, to acquire the Agency's interest in the mortgage loan participation portfolio and to defease and subsequently retire the Agency's outstanding bonds.



Boston, Massachusetts
September 18, 1990

MASSACHUSETTS
HOME MORTGAGE FINANCE AGENCY
JUNE 30, 1990

In thousands of dollars

Assets

Mortgage loan participations (Notes E and H)
Interest receivable on mortgage loan participations
Investments (Notes C, D and H)
Interest receivable on investments
Cash
Unamortized bond issuance expenses (Note H)

Total assets

Liabilities and Fund Balances

Bonds payable (Notes F and H)
Interest payable on bonds
Accounts payable and accrued liabilities (Notes G and H)

Total liabilities

Fund balance (deficit)

Total liabilities and fund balances

The accompanying notes are an integral part of the financial statements.

Unrestricted	Restricted Funds of the Mortgage Loan Participation Program					Memorandum only combined totals	
	General Fund	Revenue Fund	Loan Partici- pation Fund	Debt Service Fund	Loan Partici- pation Reserve Fund	Capital Reserve Fund	
							June 30, 1990 June 30, 1989
			\$25,063				\$25,063 \$29,100
			206				206 239
\$12	\$10,635			\$3,883	\$742	\$12,981	28,253 26,734
	4				11	286	301 447
	192						192 30
							1,006
\$12	\$10,831		\$25,269	\$3,883	\$753	\$13,267	\$54,015 \$57,556
			\$41,360				\$41,360 \$44,855
			1,719				1,719 1,846
\$23			785				808 337
23			43,864				43,887 47,038
(11)	\$10,831		(18,595)	\$3,883	\$753	\$13,267	10,128 10,518
\$12	\$10,831		\$25,269	\$3,883	\$753	\$13,267	\$54,015 \$57,556

MASSACHUSETTS
HOME MORTGAGE FINANCE AGENCY
FOR THE YEAR ENDED JUNE 30, 1990

In thousands of dollars

Revenues

Interest on mortgage loan participations
Investment income
Total revenues

Expenses

Interest on bonds
Financing costs
Administrative expenses (Note G)
Service fees
Total expenses
Excess (deficiency) of revenues over expenses before extraordinary item
Extraordinary item—loss on early retirement of debt (Note H)
Excess (deficiency) of revenues over expenses

Changes in Fund Balances

Transfer from Revenue Fund to General Fund
Transfer from Debt Service Fund to Loan Participation Fund
Transfer from Loan Participation Reserve Fund to Revenue Fund
Transfer from Revenue Fund to Debt Service Fund
Transfer from Loan Participation Fund to Revenue Fund
Transfer from Capital Reserve Fund to Revenue Fund
Fund balance (deficit) at beginning of year
Fund balance (deficit) at end of year

The accompanying notes are an integral part of the financial statements.

BALANCES

Unrestricted		Restricted Funds of the Mortgage Loan Participation Program					Memorandum only combined totals	
General Fund	Revenue Fund	Loan Partici- pation Fund	Debt Service Fund	Loan Partici- pation Reserve Fund	Capital Reserve Fund	June 30, 1990	June 30, 1989	
		\$ 2,648				\$ 2,648	\$ 2,994	
\$ 9	\$ 706		\$ 44	\$102	\$ 1,227	2,088	2,950	
9	706	2,648	44	102	1,227	4,736	5,944	
		3,436				3,436	4,519	
		52				52	58	
163	36					199	120	
		114				114	129	
163	36	3,602				3,801	4,826	
(154)	670	(954)	44	102	1,227	935	1,118	
		(1,729)		44	360	(1,325)	(544)	
(154)	670	(2,683)	44	146	1,587	(390)	574	
291	(291)							
		7,058	(7,058)					
	100			(100)				
	(5,556)		5,556					
	6,603	(6,603)						
	1,405				(1,405)			
(148)	7,900	(16,367)	5,341	707	13,085	10,518	9,944	
\$ (11)	\$10,831	\$(18,595)	\$ 3,883	\$753	\$13,267	\$10,128	\$10,518	

MASSACHUSETTS
HOME MORTGAGE FINANCE AGENCY
FOR THE YEAR ENDED JUNE 30, 1990

In thousands of dollars

Receipts

Sale of investments
Mortgage loan participations repayments
Interest on mortgage loan participations
Investment earnings
Fund transfers
Total receipts

Expenditures

Purchase of investments
Retirement of bonds
Interest on bonds
Servicer fees
Inter-Agency transfer (Note G)
Miscellaneous
Fund transfers
Total expenditures
Excess (deficiency) of receipts over expenditures
Cash balance at beginning of year
Cash balance at end of year

The accompanying notes are an integral part of the financial statements.

Unrestricted	Restricted Funds of the Mortgage Loan Participation Program					Memorandum only combined totals	
	General Fund	Revenue Fund	Loan Partici- pation Fund	Debt Service Fund	Loan Partici- pation Reserve Fund	Capital Reserve Fund	
							June 30, 1990 June 30, 1989
	\$ 90	\$56,752		\$ 6,420		\$6,366	\$ 69,628 \$113,503
			\$ 4,037				4,037 4,151
			2,681				2,681 3,026
	9	704		43	\$100	1,399	2,255 2,982
	723	13,054	7,273	12,808	9	961	34,828 67,269
	822	70,510	13,991	19,271	109	8,726	113,429 190,931
	10	59,408		4,965		6,383	70,766 94,575
			3,495				3,495 23,895
			3,563				3,563 5,491
		121					121 129
	380						380
			114				114 367
	432	10,794	6,819	14,309	109	2,365	34,828 67,269
	822	70,323	13,991	19,274	109	8,748	113,267 191,726
		187		(3)		(22)	162 (795)
		5		3		22	30 825
		\$ 192					\$ 192 \$ 30

MASSACHUSETTS

HOME MORTGAGE FINANCE AGENCY

JUNE 30, 1990

Note A. Authorizing Legislation

The Massachusetts Home Mortgage Finance Agency (the "Agency") is a public instrumentality established by an Act of the Massachusetts Legislature in 1974 (the "Act") and commenced operations in September, 1976.

The purposes of the Agency are to ease the housing shortage for low and moderate income persons and households of the Commonwealth of Massachusetts and to stem neighborhood decline and blight by promoting the expansion of the supply of funds at low interest rates available for residential mortgages for low and moderate income persons and households.

On July 7, 1982, the Act was amended to place the Agency under the direction of the Massachusetts Housing Finance Agency's ("MHFA") members and Executive Director and make other changes in the status of the Agency designed to improve its operations. Prior to the 1982 amendment, the Agency was authorized to issue up to \$300,000,000 of bonds to increase the supply of mortgage funds available for the above reasons. The Act, as amended to date, changed such amount by authorizing both the Agency and the MHFA to issue up to an aggregate outstanding amount of \$1,300,000,000 of bonds for single family housing purposes.

Note B. Funds of the Agency

The following describes the funds maintained by the Agency, all of which are in conformity with the authorizing legislation and Bond Resolutions.

General Fund: This fund accounts for normal operating expenses, trustee fees, and other related program expenses.

Revenue Fund: All revenues (as defined in the Bond Resolutions) are deposited in this fund and are subsequently withdrawn by the Trustee and applied to the other restricted funds as required by the Bond Resolutions. Upon completion of all required transfers, any residual balances may be transferred, upon receipt of authorization to the General Fund.

Debt Service Fund: This fund is funded by transfers from the Revenue Fund for the payment of principal and interest on the outstanding bonds.

Loan Participation Fund: This fund is funded from bond proceeds for the purpose of purchasing mortgage loan participations from qualified mortgage lenders. All mortgage loan participation principal and interest payments (including prepayments) are recorded in this fund and deposited in the Revenue Fund.

Loan Participation Reserve Fund: Required to be maintained at an amount equal to one percent of the principal balance of the bonds outstanding, which requirement has been met at June 30, 1990. This fund may be used for debt service if needed. It must be refunded from the Revenue Fund, however, to maintain it at its required balance.

Capital Reserve Fund: Required to be maintained at an amount equal to the maximum debt service requirement of any succeeding calendar year, which requirement has been met at June 30, 1990. This fund may be used for debt service if amounts available in the Debt Service Fund, Revenue Fund, Loan Participation Fund, and Loan Participation Reserve Fund are insufficient. It must be refunded from the Revenue Fund, however, to maintain it at its required fund balance.

Note C. Accounting Policies

Unamortized Bond Issuance Expenses: Bond issuance expenses, primarily underwriting discounts, were being amortized over the life of the related debt issue on a straight-line basis. In connection with the defeasance of bonds subsequent to June 30, 1990, as more fully described in Note H, the remaining balance in unamortized bond issuance expenses at June 30, 1990 was charged to the loss on early retirement of debt.

Mortgage Insurance Premiums: The premium for mortgage guaranty insurance is being amortized over the premium period on a straight-line basis.

Investments: Investments of the Agency have been carried at amortized cost as it was the Agency's intention to hold such investments to maturity. In connection with the defeasance of bonds, as more fully described in Note H, all of the Agency's long-term investments were sold. These investments are therefore carried at fair market value at June 30, 1990.

Interest: Interest income is accrued as earned.

Note D. Investments

Investments of the Agency consist of the following:

U.S. Government Securities—These investments represent direct obligations of the U.S. Government or certain of its agencies and are registered in the Agency's name.

Repurchase Agreements—These investments are collateralized by obligations of the U.S. Government or certain of its agencies.

Deposits—These investments are interest bearing money market accounts.

Investments held at June 30, 1990 consisted of, in thousands of dollars:

	Market Value
<i>General Fund</i>	
Deposits	\$ 12
<i>Revenue Fund</i>	
Repurchase Agreements	\$ 8,145
Deposits	2,490
	\$10,635
<i>Debt Service Fund</i>	
Repurchase Agreements	\$ 3,883
<i>Loan Participation</i>	
<i>Reserve Fund</i>	
U.S. Government Securities	\$ 593
Deposits	149
	\$ 742
<i>Capital Reserve Fund</i>	
U.S. Government Securities	\$ 9,815
Deposits	3,166
	\$12,981

Note E. Mortgage Loan Participations

(In thousands of dollars)

	1979 Series A (8.22%)	1980 Series A (9.83%)	Total
Mortgage loan participations, initial purchases	\$21,222	\$62,935	\$84,157
Mortgage loan participations purchased, net of principal payments, at June 30, 1990	\$ 7,167	\$17,896	\$25,063

The interest rates above apply to the Agency's 90% participations. The interest rates on the mortgage loans to the borrowers are 8.875% and 10.625% for the 1979 Series A and 1980 Series A, respectively, reflecting the banks' conventional rates on their 10% participations. There are no uncommitted bond proceeds or commitments to purchase loan participations at June 30, 1990.

Note F. Bonds Payable

At June 30, 1990, bonds payable, all of which are general obligations of the Agency, consist of:

1979 Series A Bonds Payable \$9,785,000: \$4,880,000 Serial Bonds which mature annually to 1999 in annual amounts ranging from \$475,000 to \$530,000; and \$4,905,000 of Term Bonds, maturing in 2010, with mandatory redemptions commencing in 2000 in annual amounts ranging from \$170,000 to \$1,835,000; all with interest payable semi-annually at rates ranging from 6.25% to 7.000%. These bonds are subject to redemption prior to maturity by application of amounts related to prepayments of mortgage loan participations or at the option of the Agency at prescribed redemption prices ranging from 103% to 100% of the principal amount.

1980 Series A Bonds Payable \$31,575,000: \$8,740,000 Serial Bonds which mature annually to 1995 in annual amounts ranging from \$1,330,000 to \$1,635,000; \$4,005,000 of Term Bonds

maturing in 1998; and \$18,830,000 of Term Bonds maturing in 2012. Mandatory redemptions commence in 1996 in annual amounts ranging from \$490,000 to \$6,080,000, all with interest payable semi-annually at rates ranging from 7.750% to 9.125%. These bonds are subject to redemption prior to maturity by application of amounts related to prepayments of mortgage loan participations or, for bonds maturing on or after July 1, 1990, at the option of the Agency at prescribed redemption prices ranging from 102% to 100% of the principal amount.

Of the bonds outstanding at June 30, 1990, \$2,165,000 mature on July 1, 1990. The remaining \$39,195,000 are scheduled to be redeemed on October 1, 1990 at par plus a call premium of \$775,000, as more fully described in Note H.

Note G. Related Party Transactions

As a result of the changes to the Act in 1982, administration of the Agency’s single family program was assumed by MHFA. Expenses charged by MHFA for administration of the Agency amounted to \$120,000 for the year ended June 30, 1990. In addition, certain administrative costs incurred on behalf of the

Agency by MHFA are reimbursable by the Agency to MHFA. Such reimbursable costs amounted to \$44,000 for the current year. The amount remaining unpaid at June 30, 1990, \$23,000, is included in accrued liabilities of the General Fund.

Note H. Subsequent Event

On August 29, 1990 MHFA issued \$150,895,000 Single Family Housing Revenue Bonds, series 13, 14 and 15 of which a portion of the proceeds of the series 13 and 14 bonds and substantially all of the series 15 bonds were transferred to the Agency and have been used to defease the outstanding bonds payable of the Agency. As of the date of delivery, \$39,195,000 of such bonds remained outstanding and were defeased. On October 1, 1990, these bonds will be redeemed. In connection with the defeasance, all of the Agency’s long-term investments were sold, resulting in a gain of \$404,000. All of the Agency’s rights to and obligations under its mortgage loan participation portfolio were assigned to MHFA upon the defeasance of the Agency’s bonds to secure the bonds issued by MHFA.

A provision has been made in the accompanying Statements of Revenues, Expenses and Changes in Fund Balances to reflect the loss on the early retirement of debt. The provision consists of the following:

Write-off of unamortized bond issue expenses	\$ 954,000
Premium on bonds payable	775,000
Gains, net of losses, on sale of investments	(404,000)
	<u>\$1,325,000</u>



Massachusetts Housing
Finance Agency
50 Milk Street
Boston, Massachusetts 02109
(617) 451-3480
TDD (617) 451-3650
FAX (617) 451-0859